



Fair Park, Crediton, Devon

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Fair Park, Exeter Road, Crediton, Devon EX17 3BJ

A substantial six bedroom Georgian house with an annexe and beautiful gardens of approximately 2.37 acres, in a convenient location

Crediton mainline station 0.3 miles, Crediton town centre 0.6 miles, Exeter city centre 7.5 miles, M5 (Jct 29) 11.0 miles

Main house: Sitting room | Library/play room
Dining room | Kitchen/breakfast room | Utility
Two cloakrooms | Principal bedroom with en suite shower room | Five further bedrooms
Family bathroom | Shower room | Cellar | One bedroom annexe with a sitting room, kitchen and shower room | Stores | Office | Swimming pool
Pool house | Garden | Approximately 2.37 acres
EPC rating E

The property

Fair Park is an attractive Grade II listed family home that is believed to date from the late 18th Century and was built as part of the neighbouring Downes Estate. The property offers almost 4,500 square feet of beautifully appointed accommodation, combining period features such as high ceilings, impressive fireplaces, large sash windows and intricate cornicing with elegant and contemporary styling. The property benefits from a one bedroom annexe providing versatile accommodation and providing opportunities for multi-generational living or income potential subject to the necessary consents.

A bright and welcoming entrance hall leads through to the property's three main ground floor reception rooms. The sitting room and dining room are of similar proportions with both rooms featuring original wooden flooring, feature fireplaces with woodburning stoves and large sash windows welcoming plenty of natural light. The kitchen and breakfast room has shaker-style units to base and wall level, a split butler sink, a large central island with a breakfast bar and a range cooker. The adjoining utility has further space for storage and appliances. The ground floor accommodation is completed by a spacious library/play room with built-in storage and a

useful cloakroom. The property benefits from a cellar that offers extensive storage space that could be developed into further accommodation if required. On the first floor there are four well-appointed double bedrooms including the well-presented principal bedroom with its fitted wardrobes and en suite shower room. The first floor also has a family bathroom with a freestanding bathtub and a walk-in shower. On the second floor there are a further two double bedrooms, one of which could be used as a study, plus a shower room and cloakroom.

The annexe provides further beautifully presented accommodation and could be used as guest lodgings, a separate rental property or a holiday let subject to the necessary consents. There is a fully equipped kitchen with a dining area, a sitting room, one double bedroom and a shower room.

Outside

The house is set beautiful gardens of approximately 2.37 acres that includes a Grade II Listed walled vegetable garden, an outdoor heated swimming pool, well-maintained rolling lawns, colourful border flowerbeds and a variety of shrubs, mature specimen trees and hedgerow as well as areas of paved terracing providing ideal spaces for al fresco dining and entertaining. Also within the grounds there are several outbuildings including an office, stores and a pool house. At the front of the house, there is a large gravel parking area with space for several vehicles.

Location

The property is in a convenient position in the Mid Devon town of Crediton, a vibrant and bustling community, surrounded by beautiful rolling countryside. The town offers plenty of local amenities, including a traditional High Street with artisan shops, public houses, restaurants, a GP surgery, secondary schooling and a railway station on the Tarka Line (Barnstaple to Exeter). For an even greater number of facilities, the Cathedral City of Exeter is just 7 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis and Waitrose supermarket.





Floorplans

House internal area 4,448 sq ft (413 sq m)
Annexe internal area 379 sq ft (35 sq m)
Stores internal area 330 sq ft (31 sq m)
Office/tank house internal area 197 sq ft (18 sq m)
Pool House internal area 274 sq ft (25 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Golf is available at Downes Crediton Golf Club and the property is within easy reach of the Dartmoor and Exmoor national parks and the stunning north and south coastlines. The area offers access to a good selection of Primary and Secondary schools including Hayward's Primary School, Sandford School and Queen Elizabeth's. Renowned independent schools include St. Wilfrid's, Exeter Cathedral School, The Maynard and Blundell's. Exeter St. David's provides regular rail services to London Paddington and for road connections, the M5 is 11 miles away.

Directions

From Exeter, take the A377 north away from the city centre and towards Crediton. Arriving in Crediton, continue past the turning for the mainline station on your left, and you will find the entrance to the property on the right-hand side.

General

Local Authority: Mid Devon District Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Rights of Way: The neighbouring two properties have a right of way over the first 20 meters of the driveway

Tenure: Freehold

Guide Price: £1,000,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

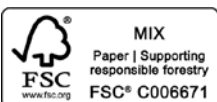
exeter@struttandparker.com

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