



# Craddock Lodge

Craddock, Cullompton, Devon

## A fine Grade II Listed country house with beautiful gardens and grounds of approx. 4.3 acres, set in a peaceful Mid Devon village

A substantial detached family home offering beautifully presented accommodation with a wealth of elegant original details, set in the small village of Craddock. The property has classic rendered elevations and a Welsh slate roof, large sash windows allowing for a wealth of natural light, original fireplaces and other splendid features, while outside there are extensive landscaped gardens, which back onto picturesque rolling countryside.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARAGE & OUTBUILDINGS**



**4.3 ACRES**



**FREEHOLD**



**VILLAGE**



**5,863 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Craddock Lodge is a beautifully appointed property, providing six bedrooms and more than 5,500 square feet of highly attractive accommodation. The house has Grade II Listed status and dates originally from the mid 17th century, though it was significantly altered and expanded in the 18th and 19th centuries. Several original 17th century details remain, including exposed timber beams and an original bread oven in the sitting room, while the refined, regal styling of the 18th century part of the property is evident in the impressive reception hall with its turned staircase and galleried landing. The property has been significantly enhanced by the current owners providing an impressive family home that offers versatile accommodation.

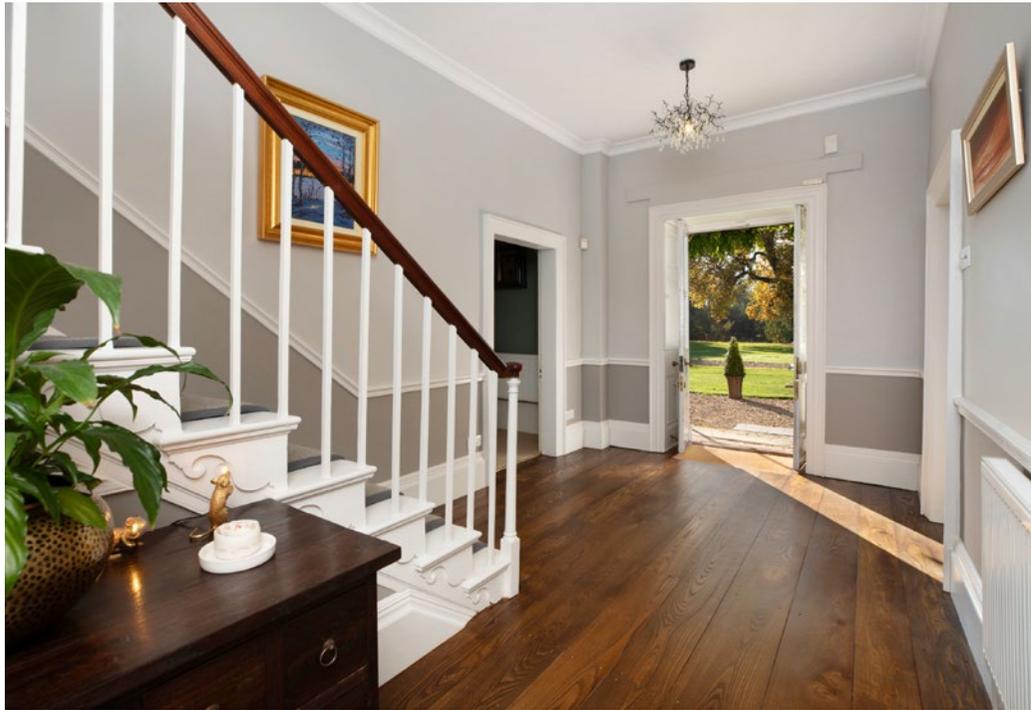
On the ground floor there are four welcoming and flexible reception rooms which include the generous sitting room and breakfast room which are found in the 17th century wing of the house. The sitting room features parquet flooring, timber beams and a fireplace fitted with a woodburning stove while the breakfast room provides a welcoming space for informal dining. The drawing room and dining room are in the Georgian wing

of the property and provide more formal living and entertaining space, with detailed ceiling corning, tall sash windows that overlook the gardens and impressive fireplaces. Additionally, the ground floor has a well-equipped kitchen with farmhouse-style units, granite worktops, a central island and integrated appliances. Planning permission has been granted for a large kitchen/diner extension in the rear courtyard. There is also a fitted utility room and a boot room for further home storage and appliances with a door from the boot room that leads out onto the rear courtyard. The ground floor accommodation is completed by two cloakrooms.

Two separate staircases lead to first floor, where there are six well-presented double bedrooms. These include the impressive principal bedroom which has a large contemporary en suite bathroom and walk-in wardrobe. The principal bedroom also benefits from a south-facing aspect with views over the garden and the beautiful tulip tree- which is believed to be one of the largest of its kind in the UK. There are also two family bathrooms - one at either end of the first floor - plus a shower room. Both family bathrooms have baths and separate shower units.









## Outside

Craddock Lodge is approached via electric gates and a sweeping carriage driveway, leading to a rear courtyard with additional gated access. At the back of the house a garage provides additional parking while there are also two stores and an original coach house. The beautifully maintained formal gardens surround the house on three sides, with manicured lawns, mature flower beds, and climbing roses. A south-facing veranda with a wisteria- and clematis-draped pergola offers a perfect setting for outdoor dining. Beyond lies a walled orchard with a heated swimming pool, pool house, extended patio, and a small stable while there is also a greenhouse and a fruit and vegetable garden in the grounds. A traditional ha-ha preserves unbroken views across the landscape, leading to a patio, a paddock, and a picturesque wetland with a lake and surrounding woodland—an ideal habitat for local wildlife. In all the property enjoys approximately 4.3 acres.

## Location

Craddock Lodge is situated in the desirable hamlet of Craddock, surrounded by beautiful rolling countryside, with easy access to Ashill, Culmstock and Uffculme near to the Blackdown Hills Area of Outstanding Natural Beauty. Ashill has a pretty parish church and popular public house while Culmstock has a village shop/café, church, public house and a popular primary school. Uffculme offers a good range of day-to-day amenities including shops, public houses, a garage and church. The bustling towns of Cullompton and Tiverton are also nearby offering an even greater range of amenities. The city of Exeter is also just 18 miles away, offering extensive cultural, business, transport and recreational facilities. The area offers a good range of schooling including Uffculme School (rated Outstanding by Ofsted), for which the property is within the catchment area, and Blundell's school is also nearby. Communications are also excellent: the M5 and Tiverton Parkway mainline station are within easy reach, with regular rail services taking less than two hours to London Paddington.



## Distances

- Culmstock 1.3 miles
- Uffculme 1.3 miles
- Tiverton Parkway mainline station (London Paddington in under 2 hours) 4.9 miles
- Cullompton 6.0 miles
- Tiverton 10 miles
- Honiton 11 miles
- Exeter 18 miles

## Nearby Schools

- Culmstock Primary School
- Uffculme Primary School
- Uffculme School (Ofsted outstanding)
- The Castle School
- Blundells School
- Wellington School







TOTAL FLOOR AREA : 544.7 sq.m. (5863 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Floorplans

House internal area 5863 sq ft (544.7 sq. m)  
For identification purposes only.

### Directions

EX15 3LL

what3words: ///bills.trifling.tens - brings you to the property

### General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>. Fibre ultrafast broadband connected

Council Tax: Band G EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Exeter

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