



# Craddock Cleve

Craddock, Cullompton



## A charming unlisted Georgian home in a rural setting with an annexe, outbuildings and 1.36 acres of pretty grounds

An elegantly-presented family home offering up to 9 bedrooms including a self-contained annexe. The property combines generously-proportioned living accommodation, quality fixtures and fittings, and striking period features such as high ceilings, full-height windows and original fireplaces. Nestled in a quiet, desirable hamlet, with local amenities and good communication links close by.



**7 RECEPTION ROOMS**



**9 BEDROOMS**



**5 BATHROOMS**



**DOUBLE GARAGE + STABLING**



**1.36 ACRES**



**FREEHOLD + UNLISTED**



**RURAL/ VILLAGE**



**6,688 SQ FT**



**GUIDE PRICE  
£1,750,000**

### The property

Craddock Cleve is an attractive Georgian home, sensitively extended and restored by the current owners to preserve its history and character. The property benefits from the rare advantage of being unlisted, providing flexibility for modern living and potential for further home improvements. It offers over 6,600 sq ft of light-filled, versatile living accommodation arranged predominantly over two floors, while it is also conveniently positioned for access to local village and market town amenities, as well as excellent communication links. Nestled within a tranquil setting in the quiet hamlet of Craddock, Craddock Cleve has far-reaching rural views, together with 1.36 acres of peaceful grounds, stabling and several outbuildings.

Configured to provide an elegant and practical living and entertaining environment, the accommodation flows from a welcoming gable-roofed porch and cloakroom to a large entrance hall. The ground floor includes a library with dual-aspect floor-to-ceiling windows overlooking the gardens, together with a

handsome stone fireplace and log burner.

Adjoining the library is a generous drawing room featuring tasteful neutral decor, front aspect full-height bay windows, and another impressive stone fireplace, fitted with a log burner. The large, elegantly presented dining room with wooden flooring and full-height windows connects to the garden room, currently used as a gym, with skylights and French doors leading out to the rear garden, allowing floods of natural light. The inter-connecting kitchen, also accessible from the entrance hall, is fitted with a range of wall and base units, a central island, an Aga, and modern integrated appliances, while providing access to the terrace. It flows into a breakfast room for informal dining, which leads to a fitted utility/laundry room with French doors opening to the garden and a further door into the annexe.

The self-contained annexe offers excellent flexibility for multi-generational living, guests or income potential. It has its own entrance and porch, leading to a spacious front-aspect living/dining room with brick-built inglenook fireplace and log burner.





The annexe also offers a modern fitted kitchen/ breakfast room with further space for dining, a large utility room, a light-filled garden room with skylights and French doors to the rear garden, a double bedroom, and an en suite shower room with walk-in shower.

Stairs rise from the entrance hall to the first floor which houses a principal bedroom with front aspect bay windows, walk-in wardrobe, and en suite shower room. There are four further bedrooms, one with stairs to a mezzanine room over, along with two family bathrooms. A door opens from the landing to a second landing, also accessible over a staircase rising from the annexe living room, where there are three remaining bedrooms and a further family bathroom with bath and separate shower, all suitable for use as part of the main house or annexe accommodation. A concealed staircase off the second landing gives access to second floor loft and store rooms.

### Outside

The property is approached through twin stone pillars and double iron gates over a long, gravelled driveway with a large lawned turning circle and parking for several vehicles. It gives access to an oak-framed double garage with attached store. The private, well-maintained gardens surrounding the property are laid mainly to lawn and feature a log store, numerous seating areas and paved and gravelled terraces, perfect for entertaining and al fresco dining. Craddock Cleve also benefits from a stable block with three loose boxes and a large store. The whole totals 1.36 acres and is bordered by mature hedging and trees, offering a peaceful and secluded setting throughout.













## Location

Craddock Cleve is nestled within the quiet, rural hamlet of Craddock, near the Blackdown Hills Area of Outstanding Natural Beauty. The property is ideally positioned for an abundance of walking, cycling and riding routes to explore and enjoy the unspoilt Mid Devon countryside. It is also conveniently placed for access to the nearby villages of Ashill, Culmstock, Uffculme and Willand. Each offer everyday amenities including village shops, churches, pubs, and primary schools, together with thriving communities that host local events and classes. The bustling market towns of Cullompton and Tiverton are within 10 miles, providing a wide choice of supermarkets, independent shops, cafés, restaurants, sporting clubs, and leisure facilities.

The property is within easy reach of the beautiful beaches on the north, east and south Devon coastlines, as well as being a modest commute to the Quantock Hills AONB, several National Trust sites, and both Exmoor and Dartmoor National Parks.

There is excellent state and independent schooling nearby including the renowned Blundells school, which the property falls within the reduced-fee catchment area, and Uffculme School, an Ofsted 'outstanding' rated school, also within the catchment. Slightly further afield are Wellington School, Taunton School, King's and Queen's College, Exeter School, Exeter Cathedral School and The Maynard - all accessible by bus or railway.

Craddock is well-connected by road. The M5 motorway can be joined at Junction 27 (3.6 miles) at Tiverton, and the A38 is also easily accessible. There are regular rail services from Tiverton Parkway to Exeter St. David's (approx. 15 minutes), Bristol Temple Meads (approx. 45 minutes) and London Paddington (less than two hours), while Honiton train station provides services on the Waterloo line. Both Exeter and Bristol airports offer a good number of domestic and international flights.



### Nearby Stations

- Tiverton Parkway 4.9 miles
- Honiton 11 miles
- Taunton 15 miles
- Exeter St. David's 19.8 miles

### Key Locations

- Blackdown Hills AONB
- Quantock Hills AONB
- Knightshayes National Trust
- Exmoor and Dartmoor National Parks
- East Devon National Landscape
- Exeter (cathedral and university city)

### Nearby Schools

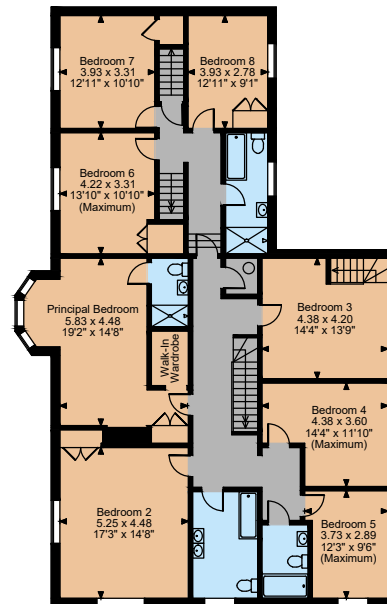
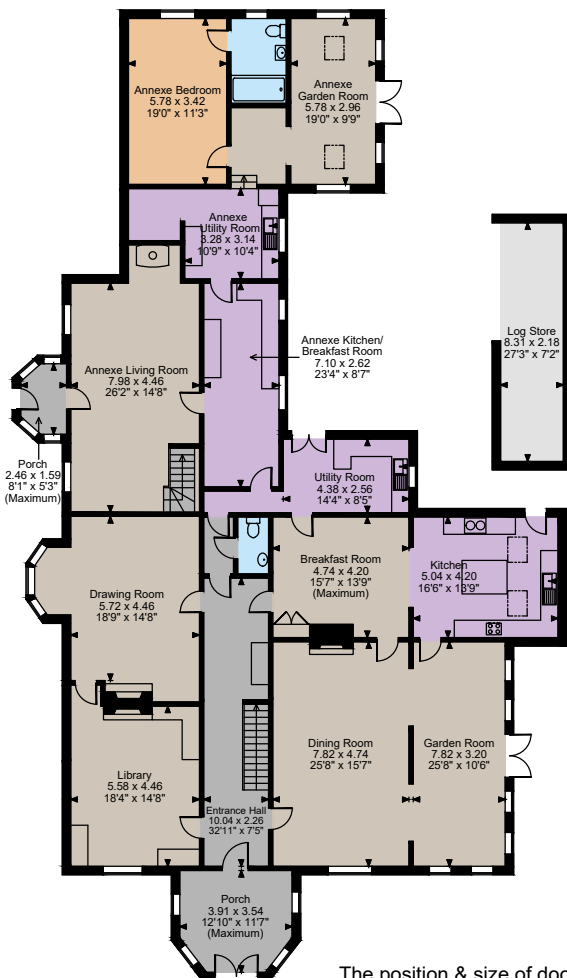
- Culmstock Primary School
- Hemyock Primary School
- Uffculme Primary School
- Uffculme Secondary School
- Blundells School
- Wellington School
- Taunton School



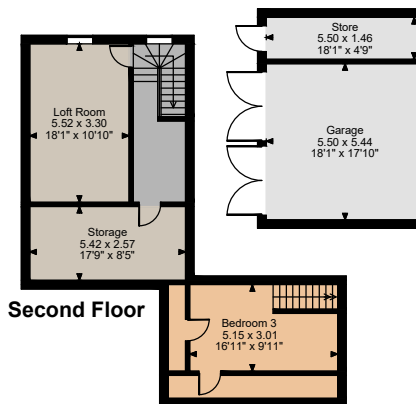
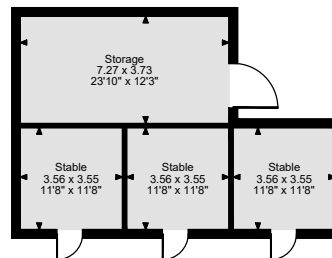


Annexe

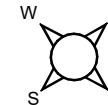




**First Floor**



**Second Floor**



## Floorplans

Main House internal area 6,688 sq ft (622 sq m)

Excluding Outbuildings

For identification purposes only.

## Directions

EX15 3LW

what3words: ///request.gashes.covering

## General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. More information is being sought.

Council Tax: Band F (main house) Band B (annexe)

EPC Rating: E

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

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

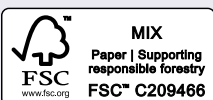
## Exeter

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