



The Limes

Creedy Park, Crediton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious four-bedroom home with paddock, in the sought-after Creedy Park estate, offering striking rural views

The Limes is a beautifully appointed four-bedroom home with its original character features and elegant décor. Set in the desirable Creedy Park estate with approximately 12 acres of enchanting communal woodlands, the house offers south-facing private gardens, far reaching views and a 3 acre paddock.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS + W/C



GARAGE + PARKING



PRIVATE GARDENS



FREEHOLD



RURAL/VILLAGE



3,004 SQ FT



GUIDE PRICE £750,000



The property

The Limes is believed to have been the coach house for Creedy House, formerly the country estate of the Ferguson Davie family, which was divided into several exclusive residences in the 1970s. The property is Grade II listed and retains many of the features of the original building, sensitively converted and updated over the years by successive owners to create a spacious and flexible family home. The ground floor accommodation is naturally well lit with open views across former parkland. The entrance door opens into a lobby with slate flooring that was reclaimed from the former estate kitchen. At the heart of the ground floor is a triple aspect open plan living space, with a wood burning stove and slate floor, leading to a sisal carpeted dining area. The kitchen is well-equipped with handmade reclaimed teak fitted units and a gas range cooker. A snug/play room, boot/utility room with butler sink and separate WC complete the ground floor. Upstairs are four bedrooms and three bathrooms. The spacious main bedroom has an ensuite bathroom. Bedroom three is a dual aspect double room with stunning south facing views

serviced by a private bathroom whilst the two further double bedrooms are serviced by a family bathroom which benefits from a walk in shower. A further WC can be found on a half landing on the rear staircase. A large attic is accessed via bedroom three, is fully boarded and runs the length of the house, providing ample storage space. The property also has extensive brick walled cellars, with high vaulted ceilings, which run the length of the house. These are accessed from the courtyard, with three separate rooms including the original cider and wine cellar for Creedy House.

Outside

The Limes is approached along a shared private drive leading to a cobbled courtyard adjacent to the house, to a parking area and garages. The Limes has a double garage with an additional single garage on the side and private parking for two cars. The private parking for visitors is adjacent to the house. The south facing private gardens are found to the front of the property via a walled and cobbled courtyard with a vine canopy and seating area leading to decked steps to the front entrance.





Outside

An arched opening leads through to a large area of level lawn surrounded by stone balustrades and established lime trees and a gravelled seating area, with beautiful views over the surrounding countryside and pretty flowering trees and shrubs including wisteria, magnolia, roses, myrtles and a fig tree. There are also herbaceous beds providing screening and summer colour. The kitchen garden with a useful garden shed can be found in the sheltered south facing area behind the garages. The Limes also benefits from a stock proof paddock of approximately 3 acres, found at the far end of the estate driveway. The paddock has a five bar access gate and is currently used by a local farmer for sheep grazing. Within the paddock is a stable block and fenced area that currently accommodates a number of bee hives. To the north of the property are approximately 12 acres of shared grounds and woodland known as "The Rookery". This includes a small orchard, a glade and numerous paths meandering through spring bulbs, rhododendrons plus well established areas of native and exotic trees and shrubs creating a year round haven for wildlife and residents.



Location

The Limes forms part of the beautiful Creedy Park Estate and is situated in a peaceful location between Sandford and Crediton. Sandford village has a church, excellent village school and pre-school, a community post office and shop, two inns and a garage. Sandford Cricket Club, in the grounds of Creedy Park, is one of the premier cricket clubs in Devon. A wider range of facilities is available in the market town of Crediton, approximately ½ mile to the south. Crediton is one of Devon's most historic towns with a magnificent parish church. It is a thriving community and provides a comprehensive range of everyday facilities, schools, banks, Post Office, shops, delicatessen, supermarkets, leisure complex, Golf Club, library and Queen Elizabeth's School. Exeter, approximately 9 miles away, offers a wide choice of cultural activities with the theatre, the museum, art centres and a wealth of good shopping and restaurants. Exeter university is recognised as one of the best in the country.

Nearby Stations

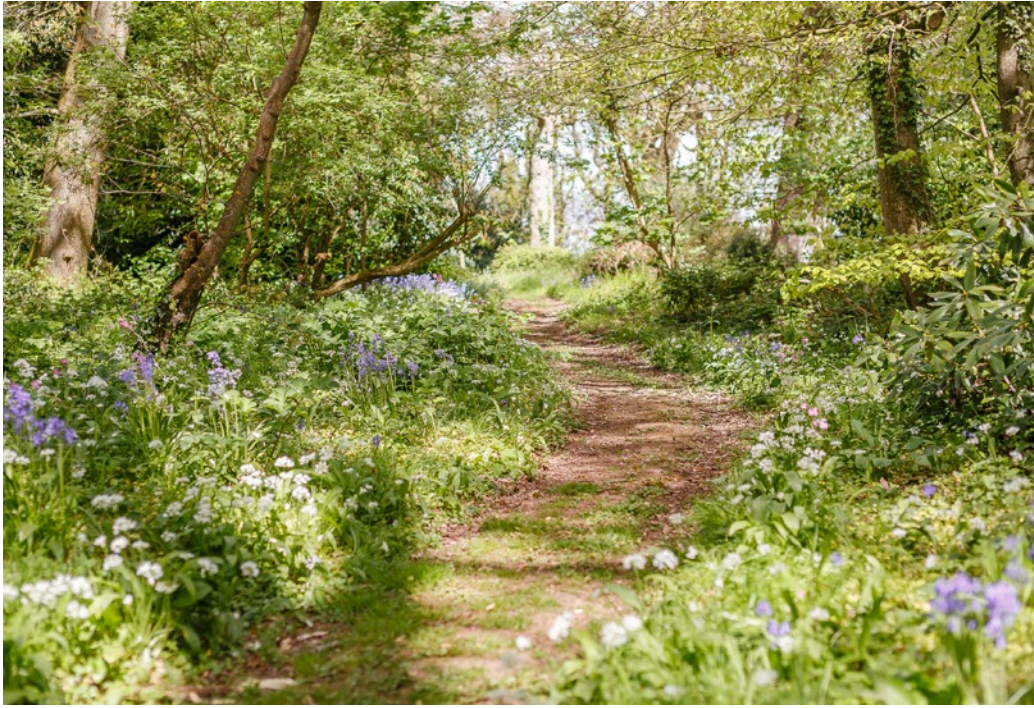
- Crediton Station
- Newton St Cyres Station
- Exeter St Davids Station
- Exeter Central Station

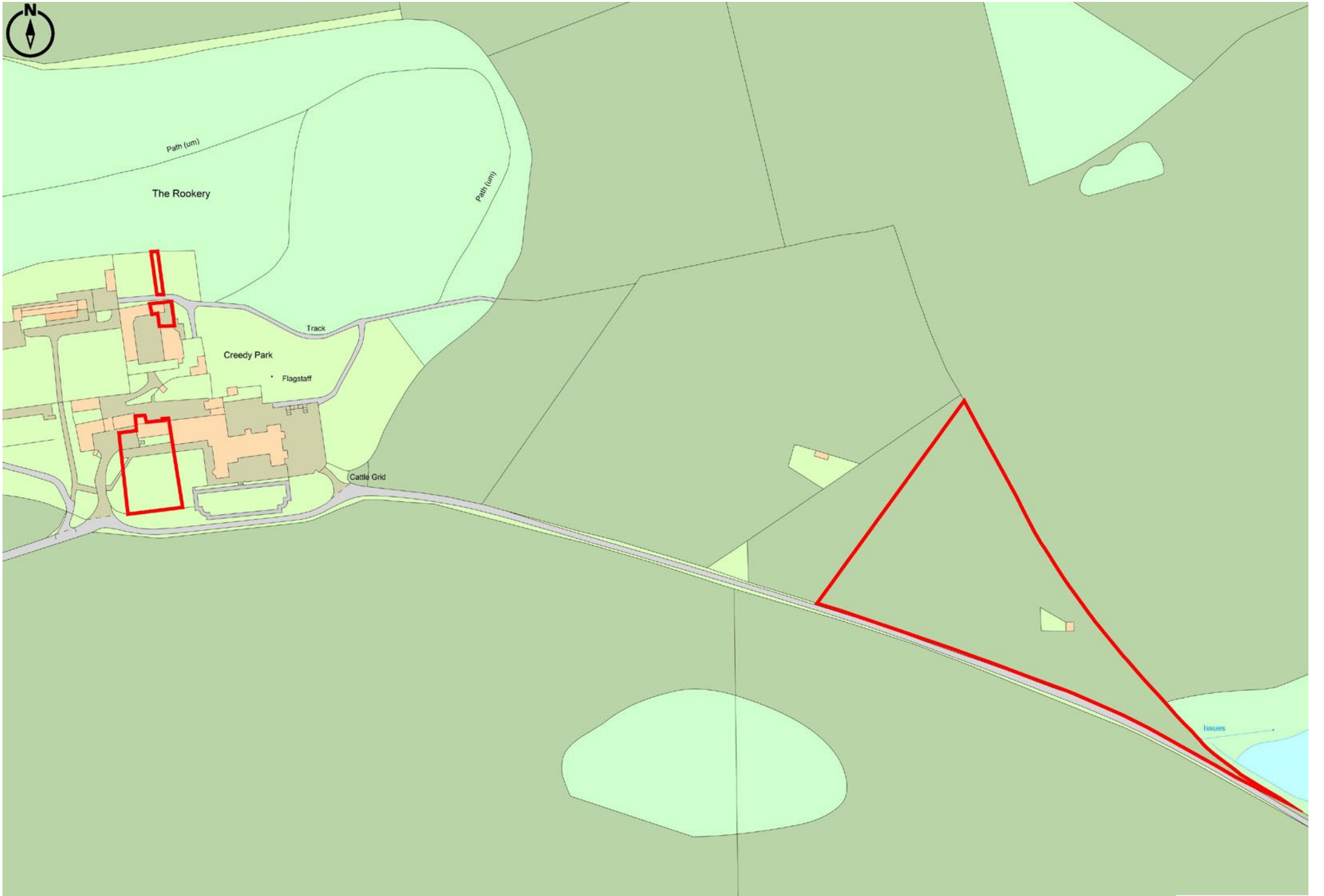
Nearby Schools

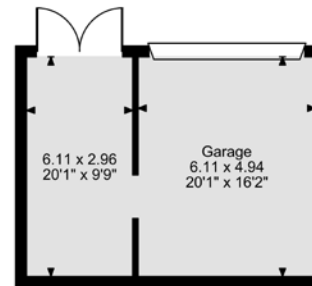
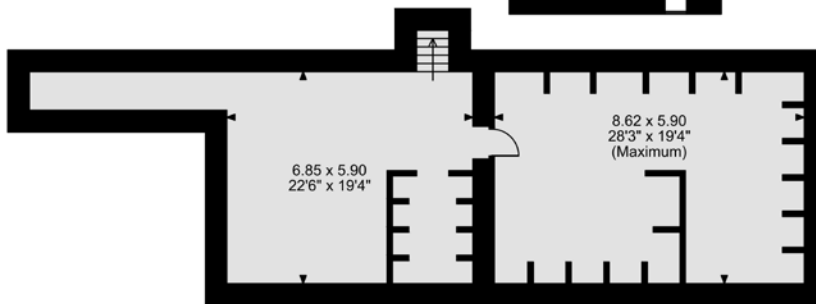
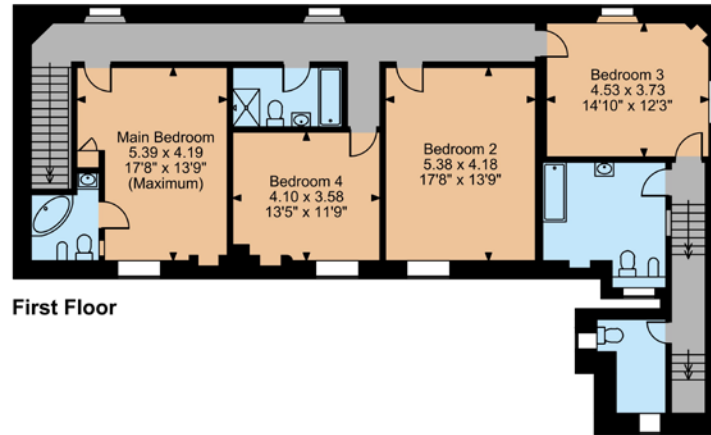
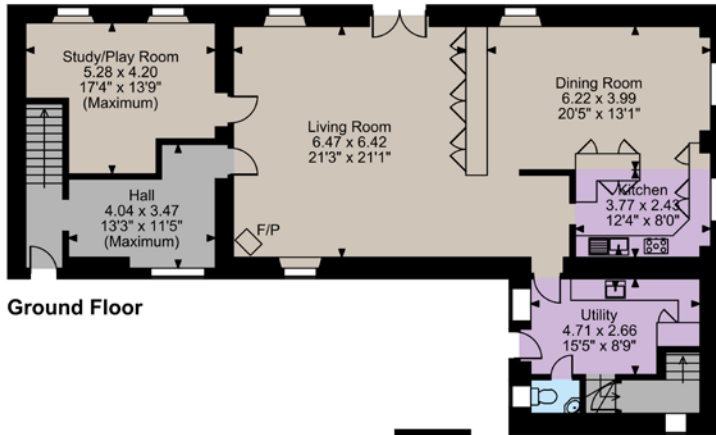
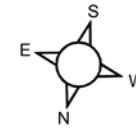
- Queen Elizabeth's School
- Crediton Haywards Primary
- Sandford School
- Landscore Primary
- Maynards School
- The Exeter School
- Exeter Cathedral School











The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,004 sq ft (279 sq m)

Cellar internal area 1,096 sq ft (102 sq m)

Garage internal area 529 sq ft (49 sq m)

Total internal area 4,629 sq ft (430 sq m)

For identification purposes only.

Directions

EX17 4EB

what3words ///dripped.glassware.fond will get you to the estate's entrance

General

Local Authority: Mid Devon District Council

Services: Mains electricity, water and gas. Shared private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Gas central heating.

Service Charges: Approx. £90 per month

Council Tax: Band F

EPC Rating: F

Wayleaves and easements: The 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>

The property has ultra fast full fibre broadband connection

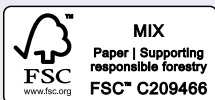
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