



High Fields, Crockernwell, Exeter, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

High Fields

Crockernwell, Exeter, Devon EX6 6NN

A well-appointed detached property with a two bedroom annexe, highly flexible accommodation and approximately 14.3 acres

Okehampton 10 miles, Crediton 10 miles, Exeter 13 miles, Exeter St. David's mainline station 14 miles (Approx. 2 hours to London Paddington)

Porch | Sitting room | Family room | Study
Gym | Dining room | Kitchen | Laundry | Utility
Cloakroom | Principal bedroom with dressing room & en suite shower room | Bedroom two
Family bathroom | EPC: F
Annexe: Porch | Sitting room | Studio/office/bedroom | Kitchen/breakfast room | Cloakroom
Principal bedroom with en suite shower room
Bedroom two
Large barn | Gardens | Wonderful views
Pasture | Approximately 14.3 acres in total

The property

High Fields is a beautifully presented detached home that provides over 2 200 sq. ft of attractive, flexible accommodation in the main house, plus another 1,178 sq. ft. in the annexe.

The interiors are stylish and beautifully finished throughout, with high-quality fittings and elegant, neutral décor. The main house has four ground-floor reception rooms, some of which could be used as bedrooms if required. There is a spacious sitting room, a formal dining room with a dual aspect including sliding glass doors opening to the garden, plus a family room and a study - perfect for home working. The kitchen has a range of fitted units, wooden worktops, a ceramic butler sink and range cooker, with the adjoining utility room and laundry room providing further space for appliances and storage.

Upstairs, the main house has two well-proportioned double bedrooms including the principal bedroom with its fully-fitted dressing room and an en suite shower room with a large walk-in rain shower and stylish his and hers twin basins. There is also a family bathroom on the ground floor, with a door leading to the large home gym. The roof space provides the opportunity to be converted into further accommodation with an additional double bedroom.

The annexe is just as well-presented and is attached to the main house, joined via an internal door from the porch. There is a very well-equipped kitchen/breakfast room with contemporary units, a central island and integrated appliances including two ovens, an American-style fridge freezer and an induction hob. There is also a spacious sitting room, a useful studio/office with potential to be a bedroom, and two double bedrooms, including the principal bedroom with its en suite shower room.

Lovely views of the surrounding countryside and the property's grounds can be appreciated from much of the house and annexe.

Outside

High Fields has an appealing approach via a private driveway, flanked by tall trees. There is a large parking area adjacent the house which provides space to park numerous vehicles. The garden includes an area of paved and gravel terracing and extensive lawns, with borders of mature trees providing total privacy. There are splendid views across the surrounding rolling landscape, including towards Dartmoor. Beyond the garden there are fields of pasture; in total the grounds amounting to approximately 14.3 acres.









Location

High Field's location provides the best of rural living, whilst being accessible for Exeter only 13 miles to the East. The property is situated on the edge of the small village of Crockernwell, near the north eastern edge of Dartmoor. Crockernwell has facilities including a church and a farm shop. The property is also well placed to take advantage of the excellent walking and riding facilities in the surrounding countryside and nearby Dartmoor National Park. Crediton, approximately 10 miles away, has a wider range of facilities. Crediton is one of Devon's most historic towns with a magnificent parish church. It has a thriving community with a number of useful facilities including a leisure centre with an excellent swimming pool. Crediton also has a well-regarded farmers' market every other weekend in the Market Square. There is a good comprehensive school, Queen Elizabeth Community College, in the town.

Exeter, approximately 13 miles away, is the most thriving city in the South West and offers a wide choice of cultural resources, theatres, art centres and museums. There are a variety of excellent schools in Exeter, including Exeter College, Exeter School, Maynard Girls' School and the Cathedral School. Exeter University is recognised as one of the best universities in the country. Communication links in the area are excellent. The A30 dual carriageway is readily accessible and provides a link with Exeter and the M5 motorway to the east and Cornwall to the west. The M5 motorway links with the M4 north of Bristol to provide access to London. Regular intercity trains operate from Exeter St. David's station to London Paddington and via Salisbury to Waterloo. Exeter International Airport provides flights to a good range of domestic and international destinations. Cross-Channel ferry services operate from Plymouth to Brittany and northern Spain.





Floorplans

House internal area 2,293 sq ft (213 sq m)

Annexe internal area 1,178 sq ft (109 sq m)

Barn internal area 842 sq ft (78 sq m)

For identification purposes only.



Directions

The postcode EX6 6NN will take you to the property using a satellite navigation system.

General

Local Authority: West Devon.

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

Council Tax: Band G.

Tenure: Freehold.

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

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

Guide Price: £1,250,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited