



Haske Barton, Crediton, Devon





An enchanting Devon longhouse in a **quiet, countryside setting** with annexe, outbuildings and 3.66 acres.

Summary of accommodation

Main House

Hall | Rear hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility room | Garden room | Cloakroom

Landing | Principal bedroom with en suite bath and shower room | Four further double bedrooms | Family bath and shower room

Annexe

Entrance lobby | Study | Living room | First floor mezzanine | First floor double bedroom with en suite bathroom | Cloakroom

Parking | Two barns | Garden | Summerhouse | Orchard | Paddock

In all about 3.66 acres (1.48 hectares)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com





Location

Haske Barton is in a rural setting with only three neighbours, about two miles from the centre of the historic market town of Crediton. With a population of about 21,500, the town has excellent amenities capable of meeting most day to day needs. These include a selection of local shops and businesses, GP, dental and veterinary surgeries, large Morrisons and Tesco supermarkets, a leisure centre and a farmers' market. For wider requirements Exeter is nearby with all the amenities one would expect to find in a university and cathedral city.

The local area has good transport links with the A377 linking to Exeter, the M5 and A30. Crediton has a train station providing services to Paddington (2 hours 40 minutes) via Exeter St. David's and Exeter Airport offers UK and international connections.

There is a wide choice of state and independent schooling locally including three Good-rated primary schools within a two mile radius, Blundells in Tiverton and The Cathedral School, Maynard School and Exeter School in Exeter.



The property

Haske Barton has a blissfully serene setting amidst pretty Devon countryside in an elevated, south-facing position with only three neighbours, the nearest being a pretty, Georgian cottage about 30 yards away. It is a lovely example of a Devon longhouse and was once one of the farmhouses on the historic Creedy Park estate, seat of the Davie family from about 1600 until the late 20th century.

The house is thought to date back to the 16th century with later 17th century improvements, possibly undertaken when the Davie family became the new owners. It is built of rendered cob under a traditional thatched roof and has retained many original architectural fittings reflecting the house's long history. These include fine chamfered beams, picture rails plus several window seats and inglenook fireplaces.

Unsurprisingly the house is Grade II listed. Due to its east/west axis and its internal layout the house is filled with natural light and has a charming and airy feeling throughout. The house's three main reception rooms are all south-facing with lovely views across the property's paddock and surrounding countryside.

At the back of the house there is a kitchen/breakfast room with an adjacent garden room. The kitchen/breakfast room has a stone-tiled floor and a four-oven AGA inset in an original inglenook fireplace and is fitted with oak-fronted units under marble work surfaces and a range of built-in electric appliances.

The extension, a former barn, has been converted to provide a study and a good-sized one bedroom annexe on two floors. The latter is ideal for guests or multi-generational living and, with the addition of a kitchen area, would make it entirely self-sufficient.

On the first floor of the main house are five double bedrooms, four of which are south-facing whilst the fifth has windows on two sides facing east and west. All enjoy lovely views out over unspoilt countryside.



Annexe



Annexe

Outbuildings, Garden and Grounds

Haske Barton is approached directly off the little-used passing lane via a gated entrance to concrete yard that extends along the back of the house providing parking for several cars. At the rear of the yard are two conjoined barns that provide ample storage and workshop space. The garden is divided into two areas separated by a line of mature trees and shrubs and is designed to minimise maintenance. The smaller of the two extends out from the front of the house and comprises a level lawn bound by tall hedging and a screen of mature shrubs above waist-high stone walling. A larger area of the garden extends out on the house's western side incorporating a paved terrace fringing the garden room leading onto a level lawn with a pretty summerhouse shielded from the house behind a belt of trees. Beyond the lawn is a mixed orchard containing apple, pear and cherry trees plus assorted soft fruit bushes. Next to the garden is a large paddock enclosed by stock-proof fencing. This is accessible from the front of the property and from the orchard and there is additional vehicular access from the lane. In all about 3.66 acres.

Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA. Photovoltaic panels.

Directions (Postcode EX17 4AF)

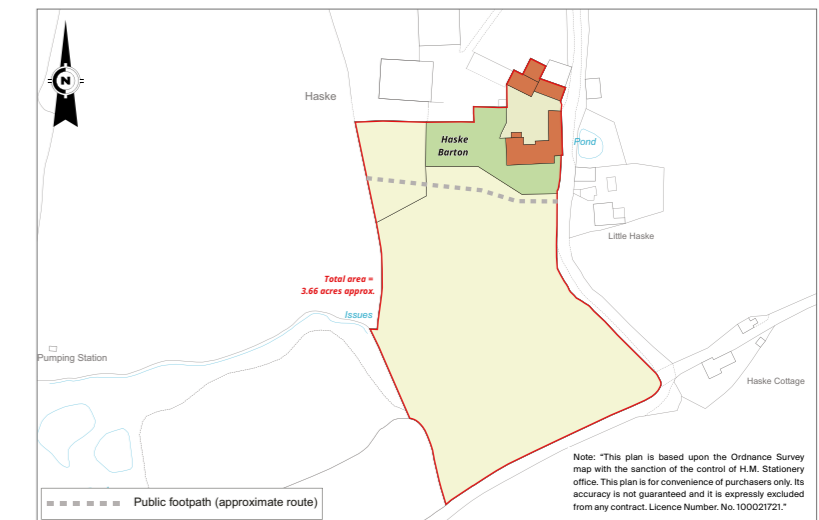
What3Words: affair.sleepless.dozen

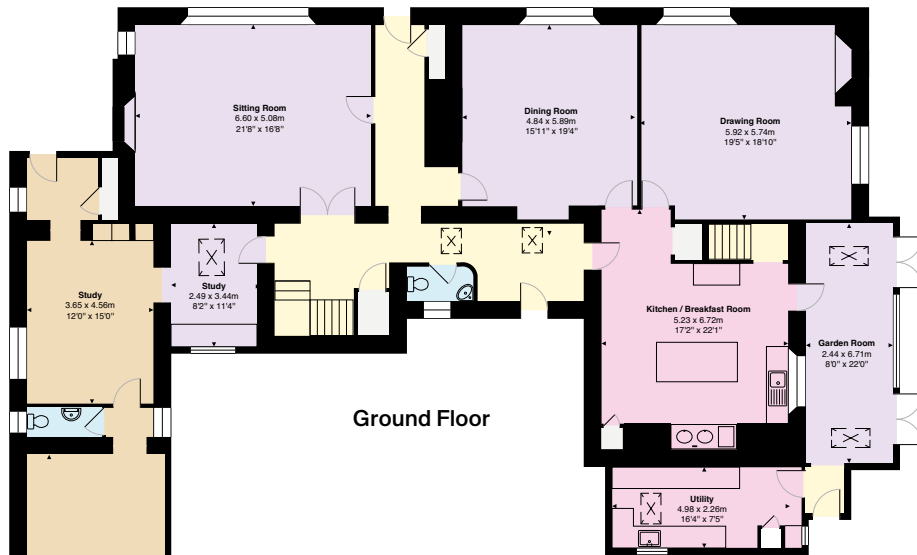
From the junction of East Street/A377 and Charlotte Street in Crediton, turn onto East Street heading east, signed to Tiverton/A3072. Continue for 150 yards and then turn left at the junction onto Mill Street/A3072. After a quarter of a mile at the roundabout take the first exit onto Exhibition Road/A3072. Turn right at the next roundabout, following the A3072. After a further quarter of a mile, turn left by a pink-painted, thatched cottage, head straight across at the roundabout then turn left. 170 yards further on turn right onto a narrow lane, signed to Haske (old fashioned signpost). After half a mile bear left around a sharp bend and the property will then be found on the left after about 150 yards.



Property information

Tenure: Freehold
Local Authority: Mid Devon District Council (www.middevon.gov.uk).
Council Tax: Band G
EPC Rating: D
No chain

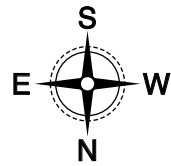




Ground Floor



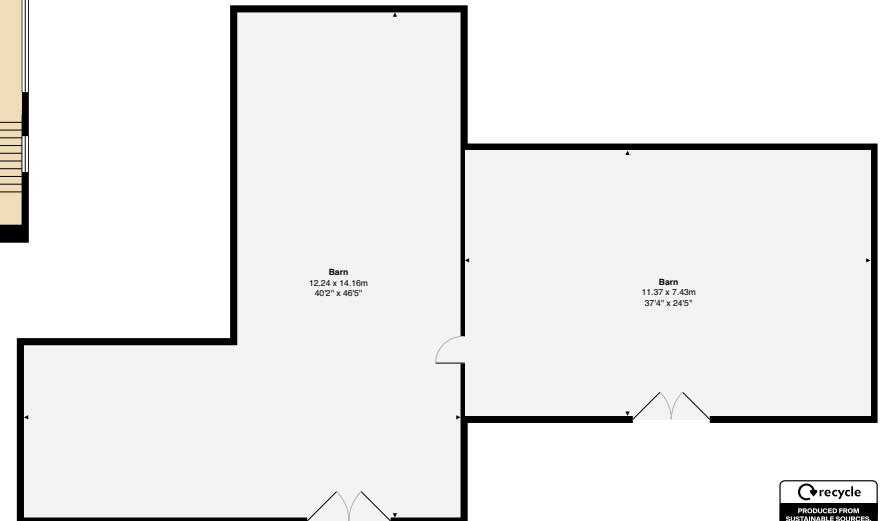
First Floor



- Circulation
- Reception/Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Annexe

Approximate Gross Internal Floor Area
5420 sq ft / 503.5 sq m (excludes Voids)
Outbuilding = 2427 sq ft / 225.5 sq m
Total = 7847 sq ft / 729 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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