



Higher Park Farm, Crediton, Devon

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# A fine period farmhouse with attached part-converted barn and cottage, extensive outbuildings and 15 acres.

## Summary of accommodation

### Main House

**Ground Floor:** Porch | Hall | Sitting room | Dining room | Family room  
Kitchen/breakfast room | Utility room | Cloakroom  
Workshop with integral storeroom

**First Floor:** Landing | Principal bedroom with en suite shower room  
Guest bedroom with en suite bathroom | Two further bedrooms  
Two family bathrooms | Playroom | Laundry room

### Attached Cottage

**Ground Floor:** Hall | Living room and kitchen

**First Floor:** Landing | Principal bedroom with en suite shower room  
Two further bedrooms | Family shower room

### Outside

Range of outbuildings incorporating linhay, party barn, workshop, three further stores and hayloft | Dairy | Livestock barn | Parking Garden | Orchard | Pasture | Woodland (two acres)

In all about 15.02 acres (6.08 hectares)

## Distances

A377/Crediton station 0.6 mile (Paddington from 2 hours 51 mins), Crediton town centre 1.5 miles, A30 6.5 miles, Exeter city centre 9 miles Junction 29 M5 12 miles, Tiverton (Blundells) 13 miles, Exeter Airport 13 miles (London City Airport 1 hour), Exmouth/Coast 30 miles  
(All distances and times are approximate)



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## Location

Higher Park Farm is in a rural setting with no immediate neighbours, about one and a half 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 Sainsbury's 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, including a daily service to London City Airport (1 hour). 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.

## Higher Park Farm

Higher Park Farm is set off a no-through lane, nicely tucked away at the end of a 250 yard long driveway with only one neighbour about 300 yards away. It therefore enjoys perhaps those rarest of commodities today: peace and privacy. Better still, the house faces south and sits in an elevated position with lovely views across miles of unspoilt Devon countryside.

Possibly dating back to the 14th century, Higher Park Farm was largely rebuilt in the 1830s and is a fine example of a farmhouse of the period. It has also fortunately retained all its former outbuildings, a three-bed, attached cottage and just over 15 acres. Together they form an attractive grouping that is Grade II listed under two separate listings. The main farmhouse is attached to a cow barn, known locally as a shippon, which in turn is attached to a small cottage. The current owners have completely refurbished the farmhouse and the cottage and have converted the upper floor of the shippon to provide additional bedroom accommodation. The ground floor of the shippon today contains a large workshop with an integral storage room. The main farmhouse is built of local stone with tall, small pane, Crittall-style windows under a slate roof, whilst the shippon and cottage, which pre-date the farmhouse, are built of painted cob under slate roofs.



The interiors of both dwellings have a light and airy feeling, amplified by pale, neutral décor alongside original architectural fittings including exposed roof timbers and beams. The sitting, dining and kitchen/breakfast rooms in the farmhouse form a line to take best advantage of the south-facing views, whilst the ground floor of the cottage largely consists of a large living room, which is partly double height, with an integral kitchen. Upstairs the farmhouse and cottage have five bedrooms and a single bedroom respectively, with the converted upper floor of the shippon providing a further two bedrooms usable by either dwelling.

## Outbuildings, garden and grounds

Higher Park Farm sits centrally within its own land, which totals just over 15 acres incorporating two large pasture enclosures plus roughly two acres of mixed, broadleaf woodland. The house is approached via a 200 yard-long drive, which passes behind the house to a rhomboid-shaped concrete yard, where there is ample parking space for several cars. Arranged around three sides of the yard is an impressive range of brick built period outbuildings incorporating a lincay, party barn, workshop, three further stores and a hayloft. Full planning permission has been granted for the brick barns to be used as a wedding venue if someone desired. Behind the range is a further concrete yard beside a cluster of modern agricultural buildings including a former dairy (53.9 sq m) and a large livestock barn (390.7 sq m). The garden extends out from the south-facing front of the house consisting of gently sloping lawn with a deep, richly planted mixed border along one side. At one end of the border is a paved seating area sheltering under a pergola with fantastic views out over the surrounding countryside. On the lawn about 20 yards from the house is a part-walled and paved outside seating and dining area that includes a roofed shelter. Behind the house is a Mediterranean-style, gravelled walled garden with a seating area in one corner.

## Services

Mains water (borehole also available) and electricity.  
Private drainage (septic tank).  
Heating via ground source heat pump.



## Directions (Postcode: EX17 3PR)

**What3Words:** flinches.abstracts.warmers

Travelling north along the Cowley Bridge Road, at the roundabout where it meets the A377 and A396, take the first exit onto the A377, signed to Crediton. Continue for five and a half miles and then turn left after the Shell filling station onto Station Road, signed to Fordton. After 130 yards turn right just before the level crossing onto Four Mills Lane and then almost immediately left onto a narrow, unnamed lane. Continue down the lane for about half a mile before turning right onto the shared approach lane to the property. After 60 yards at a Y-shaped junction take the left fork onto the driveway to the property.

**Agents note:** The outbuildings are subject to an Overage clause payable to Devon County Council. The clause applies to residential planning use only, whilst Holiday Let and Business use are expressly excluded from the clause. Further details on application.

## Property information

**Tenure:** Freehold

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk)).

**Council Tax:** Band F

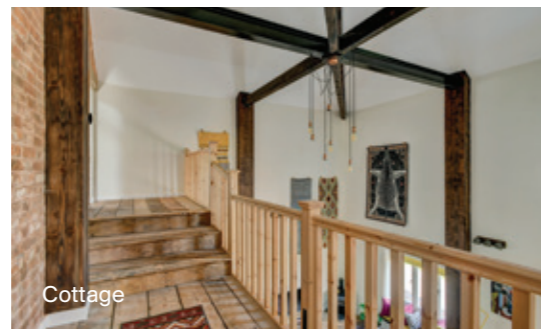
**EPC Rating:** D



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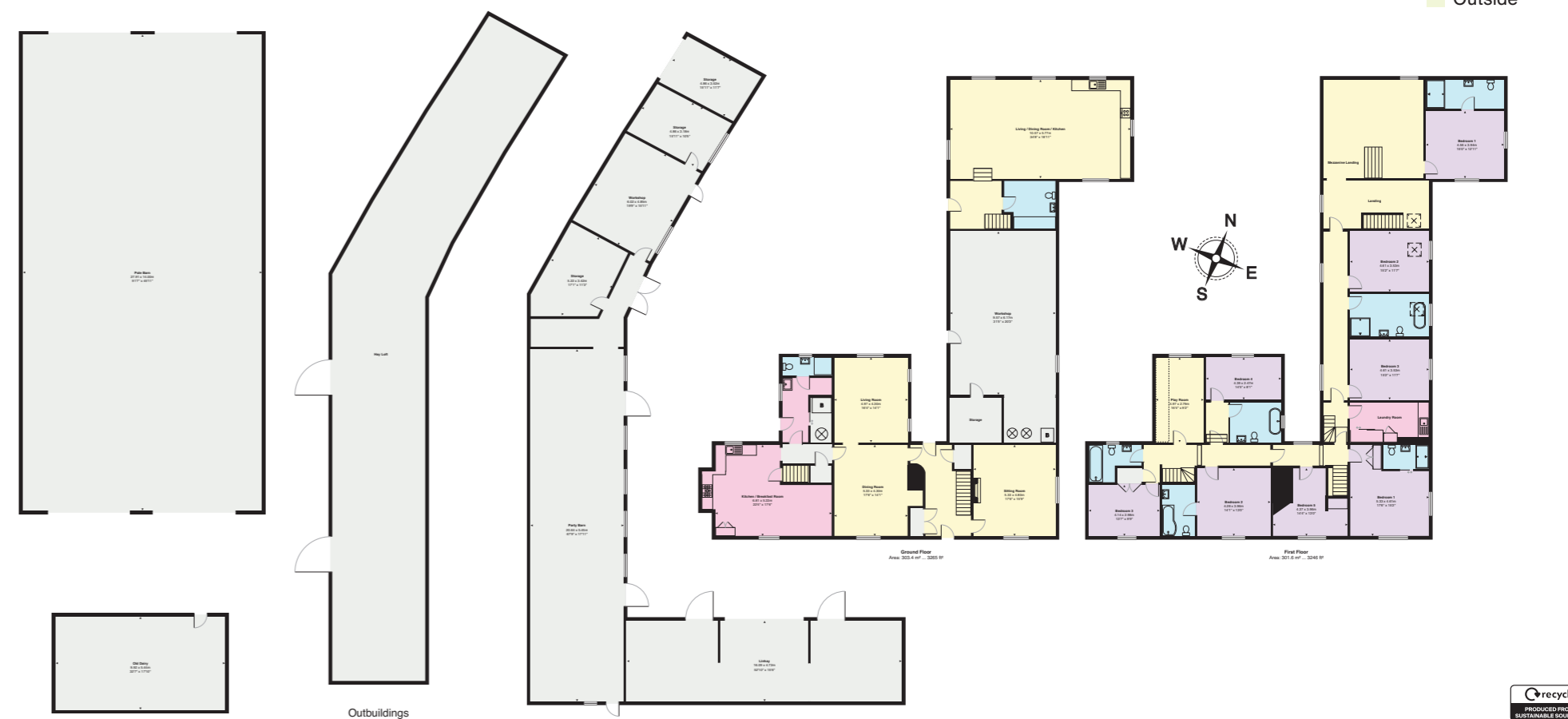


Cottage



## Approximate Gross Internal Floor Area 604.9 sq m / 6511 sq ft (excluding outbuildings)

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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