



FOR SALE

THE GREAT HALL

CREEDY PARK
CREDITON
DEVON
EX17 4EB

HELMORES
SINCE 1699





SPECTACULAR ARTS & CRAFTS STYLE RESIDENCE

FORMING THE PRINCIPAL PART OF A SPLENDID COUNTRY HOUSE

A truly spectacular Jacobean style and Arts & Crafts residence forming the principal part of a splendid country house, just half a mile from Crediton, 6 bedroomed accommodation over 3 storeys to over 5,600 sq ft including an immense Great Hall of magnificent proportions overlooked by Minstrel Gallery, 2 acre paddock, 12 acre woodland, wonderful formal gardens, 2 garages – one of the most incredible properties you are likely to find in this area!

THE CREEDY HOUSE ESTATE
(The Great Hall is the centre section between the wings).



**DESIGNED BY
EDWARDIAN
ARCHITECT
WALTER SAREL
OF LONDON**

The Great Hall is probably the most spectacular property of all the residences at Creedy House, and originally it formed the main front entrance, great hall, main reception, and staircase to the house. The quality of the original workmanship is quite remarkable and clearly no expense was spared in its construction. The actual Great Hall room is simply immense, and provides a splendid area for entertaining guests and enjoying fine living, and with a floor-to-ceiling height

of nearly 20ft it needs to be viewed in person to fully appreciate the sheer volume of space! The present owners often host charity orchestral concerts in the Great Hall, and have had as many as 60-70 people in attendance! Features of the Great Hall include a massive solid granite fireplace, 2 wonderful full height granite mullioned leaded windows with numerous coats-of-arms in stained glass (one forming a large bay window with ample space to house a large dining table/chairs etc), solid

oak flooring, and several heavy ceiling beams with solid granite supports. All of which is overlooked by a splendid full-width Minstrel gallery with an ornate solid oak carved balustrade.

The living accommodation is very spacious and comfortable extending to over 5600 sq ft, with many modern day comforts including central heating, and modern fitted bathrooms (yet period in style) etc. It is well-designed around The Great hall and spread



THE GREAT HALL

over 3 floor levels approached from a lovely wide sweeping staircase (the original main staircase to Creedy House) which is beautifully constructed in solid oak with ornately carved newel posts and balustrading. The main landing is overlooked by a lovely gallery, which is again highly detailed in solid oak. The 2nd floor rooms have access to two balconies (to the south and north), both constructed of granite, and give access to the roof ramparts, whilst taking full advantage of the fine views.

The imposing castle-like main front entrance is constructed in stone with a granite archway, inset pilasters, and has a coat-of-arms (with the Creedy livery) above the arch. There are charming formal gardens to the front of the house, laid out with level lawns and a large central pond surrounded by flower beds, having a statue fountain, and enjoying stunning parkland views. To the rear it owns a sizeable area of sweeping lawn, which remains open plan to preserve the overall character of the area. To the

east is an enclosed paddock belonging to The Great Hall, which we are informed extends to about 2 acres. To the rear of the house is a garaging area, with The Great Hall owning 2 large single garages. The Great Hall has a wonderful feeling of history and eminence, and would certainly make a lovely family home – it would also make a fabulous country retreat in Devon for someone seeking a second home for weekend entertaining in this lovely part of England.

- SPECTACULAR JACOBEAN AND ARTS & CRAFTS STYLE RESIDENCE
- FORMING PRINCIPAL PART OF SPLENDID COUNTRY HOUSE
- 6 BEDROOMED ACCOMMODATION OVER 3 STOREYS TO OVER 5600 SQ FT
- GREAT HALL OF MAGNIFICENT PROPORTIONS OVERLOOKED BY MINSTREL GALLERY
- BEAUTIFUL CRAFTSMANSHIP THROUGHOUT WITH MUCH USE OF SOLID OAK
- 2 ACRES OF PRIVATE Paddock, 12 ACRES SHARED WOODLAND
- WONDERFUL FORMAL GARDENS, 2 GARAGES, VERY SPACIOUS PARKING AREAS
- ONE OF THE MOST INCREDIBLE PROPERTIES YOU ARE LIKELY TO FIND IN THE AREA!



The current Creedy House was built on the site of an older Georgian mansion (although the site is believed to have much earlier origins). Building work started in 1916 by the well known local firm Dart & Francis Limited, and the house was completed in 1921. Only the best available materials and the best local craftsmen were used for the construction, and much of the internal timberwork (oak, chestnut and elm in the main) was sourced from trees in Creedy Park itself, which at this time extended to about 6,000 acres.

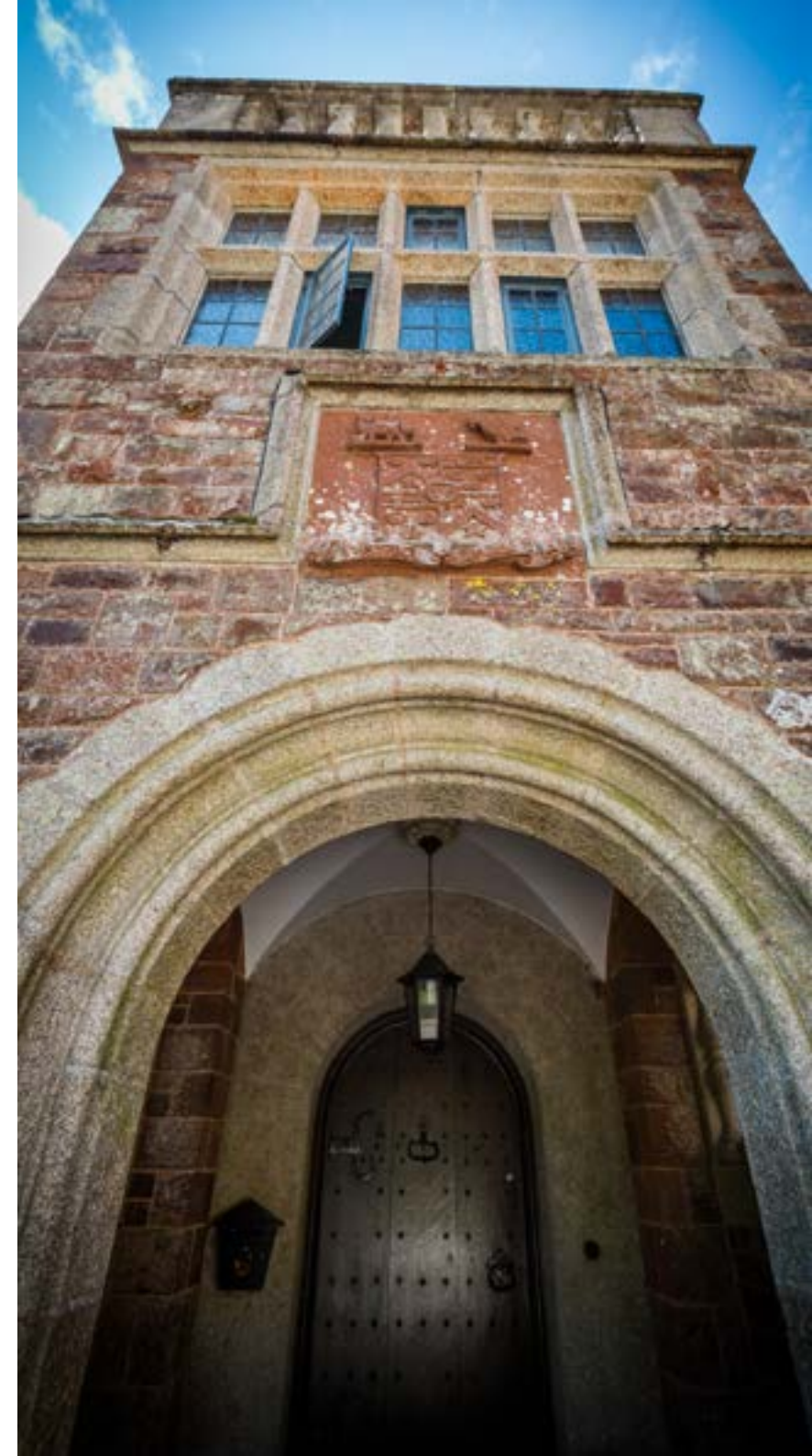
The house was built in a most attractive Jacobean style externally of stone elevations under a slate roof, with windows magnificently made in Dartmoor granite with leaded light window panes. It was designed by the well-known Edwardian architect Walter Sarel of London who was famous for his Arts and Crafts style, and for his close association with Gertrude Jekyll (designer of over 400 gardens in the UK including the nearby Castle Drogo at Moretonhampstead).

The splendid Creedy Park country estate was the family seat of the Ferguson-Davie family until the house was sold and divided into several exclusive luxury residences in 1975. Creedy Park itself is registered with English Heritage as a Historic Park. In 1960 HRH the Princess Margaret stayed

at Creedy House and dined in the Great Hall during her unveiling of the St. Boniface Statue in Crediton, whilst it was still owned and occupied by Sir Patrick Ferguson-Davie.

To the north of the house are approximately 12-acres of woodland known as "The Rookery", which provides the ideal habitat for abundant wildlife including deer, buzzards, woodpeckers, jays, tawny owls and much besides. There are many meandering pathways through the woodland, with several clearings full of colourful wild flowers, and lovely rural views from the fringes across open farmland. The Rookery has shared use by the residents of Creedy Park.

The house is also surrounded by professionally maintained gardens and grounds, with many of the open plan areas maintained on a weekly basis by an experienced gardener. The residents of Creedy House run a management company which organises much of this maintenance. The Great Hall currently contributes £172 per calendar month towards upkeep of the estate.







The impressive "Great Hall" forms the principal portion of the beautiful Jacobean and Arts & Crafts style Creedy House, set in this most picturesque part of the Devonshire countryside with magnificent rural views across the lovely Creedy Park and rolling Devonshire countryside beyond. Although enjoying a tranquil setting, Creedy House has the convenience of ease of access to the busy old market town of Crediton, which lies about a mile to the south, and city of Exeter about 7 miles beyond providing easy access to the M5 motorway plus an airport to the east of the city. The picturesque and sought after village of Sandford is about 1 mile to the north and has a pretty village square, 2 well regarded Inns and an ancient church.

There is a country footpath (the Millennium path) which links Crediton to Sandford, which is easily accessed from Creedy Park. Crediton town itself is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus trains every hour to Exeter and Barnstaple and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of independent shops with both Morrisons and a Tesco supermarket.



RECREATION GOLF

18 holes at Crediton Downes Golf Club, and Fingle Glen, Tedburn St Mary. 9 hole courses at Newton St Cyres and Down St Mary.

WALKING

The lovely Millennium path links Crediton to Sandford and runs through pretty meadowland and wooded areas. Dartmoor and Exmoor National Parks enjoy spectacular scenery and provide a haven for walking and riding.

FISHING

Nearby Creedy and Shobrooke Lakes, plus rivers Exe, Teign, Taw and Torridge.

CRICKET

Sandford Cricket Club is situated on the very edge of Creedy Park.



GROUND FLOOR

Imposing castle-like **ENTRANCE PORCH**

9' 6" x 7' 7" (2.89m x 2.31m)

Wide granite arch, inset pilasters to the sides, and coat-of-arms (with the Creedy livery) above the arch. 2 bench seats, heavily studded arched solid oak front door to

ENTRANCE HALL

18' 0" x 10' 0" (5.48m x 3.05m)

Original tiled floor, ornately carved ceiling beam, moulded plasterwork, detailed timber panelling including high cloaks cupboard, telephone point, period style radiator. Doors having arched tops and detailed stone architraves.

CLOAKROOM 8' 2" x 4' 7" (2.49m x 1.40m)

Marble surround sink with cupboard under, period thunderbox style wc with wood surround and built in cistern, chrome heated towel rail, natural slate floor.

KITCHEN/BREAKFAST ROOM

28' 8" x 10' 0" (8.73m x 3.05m)

Extensively equipped with a range of painted oak fronted units affording base and wall cupboard storage. Solid hardwood timber working surfaces, deep glazed Belfast sink. Four oven gas-fired Aga range cooker. Full height glass front larder with shelving, fitted fridge/freezer, period style radiator, timber panelling to dado height. Terracotta tiled floor.

INNER HALLWAY

18' 1" x 8' 0" (5.51m x 2.44m) (under minstrel gallery) Natural oak floor, heavily detailed timber pillars and exposed beams. Period style radiator. Large, timber door to

FRONT ENTRANCE PORCH

8' 0" x 5' 1" (2.44m x 1.55m)

Large heavy oak arch top door to front garden.

THE GREAT HALL

38' 2" x 23' 3" (11.62m x 7.08m)

(widening to 30' (9.14m) in bay window. Ceiling height to almost 20' (6.09m).

A truly magnificent room of immense proportions providing a splendid area for entertaining guests and enjoying fine living. 2 wonderful virtually full height granite mullioned leaded windows with numerous coats-of-arms in stained glass. Raised dais in large bay window providing much space for dining table/chairs etc enjoying beautiful southerly views over the park. Massive granite fireplace with cast iron woodburning stove, and solid oak flooring throughout. Six heavy ceiling beams (each having granite supports), radiators. Window seating. The hall is overlooked by a large minstrel gallery.

MORNING ROOM

17' 6" x 17' 0" (5.33m x 5.18m)

Solid oak floor (fully carpeted), large fireplace with wood-burning inset fire, tiled and feature wood surround. Two stone mullioned windows, period style radiators. Moulded plaster ceiling coving.

STAIRCASE HALLWAY

16' 1" x 11' 3" (4.90m x 3.43m)

The magnificent original wide sweeping staircase constructed in heavy solid oak and having heavily detailed newel posts, and balustrade etc. Oak beams with granite supports, solid oak floor. Radiator. Understairs cupboard also housing gas boiler. Arched display recess. Half landing with off-peak storage heater.







FIRST FLOOR

SPLIT LEVEL MAIN LANDING
over looked by enclosed **GALLERIED LIBRARY** (accessed from the Minstrel Gallery) heavily detailed in solid oak, extensive built in oak bookshelving. Staircase leading to 2nd floor. Access to

MINSTREL GALLERY
23' 0" x 8' 4" (7.01m x 2.54m)
With highly detailed newel posts and balustrading overlooking the magnificent Great Hall.

BEDROOM 1
17' 6" x 17' 6" (5.33m x 5.33m)
Decorated in William Morris Arts & Crafts style with tiled fireplace, built in storage/shelving units either side, window seats, radiator. Magnificent southerly views over the formal garden and parkland.

BEDROOM 2 25' 8" x 11' 6" (7.82m x 3.50m)
Natural oak floor (fully carpeted), timber panelling to dado height, wardrobe recess, off peak storage heater, built in cupboard. Beautiful views to the gardens and woods to the North.

SHOWER ROOM
9' 7" x 8' 6" (2.92m x 2.59m)
Fitted with a modern walk in glazed shower with chrome shower mixer, wash hand basin with polished marble surround, original thunderbox period wc. Tiled floor and walls, mirror with light. Three wall lights, chrome heated towel rail and electric convection heater.

SECOND FLOOR
Turning staircase from main landing to
LARGE LANDING
27' 5" x 15' 5" (8.35m x 4.70m)
includes two open plan areas as follows:



UTILITY 13' 4" x 9' 9" (4.06m x 2.97m)
Views to garden and woodland to North.

LARGE LINEN CUPBOARD 10'10" x 3'10"

STUDY 11' 0" x 9' 3" (3.35m x 2.82m)
Off peak storage heater, access to loft space, Glazed door to

NORTHERN BALCONY
with granite pillars and balustrade, lovely views to garden and woodland, and access to roof ramparts.

CLOAKROOM 2
with low level wc, corner wash hand basin, cupboard under, tiled floor.

LAUNDRY 13' 2" x 4' 0" (4.01m x 1.22m)
Fitted automatic washing machine and tumble drier, basin (mixer tap), wood panelled surrounds.

BEDROOM 3 21' 8" x 15' 4" (6.60m x 4.67m)
max into dormer window with magnificent southerly views. Fireplace, off peak storage heater, built in wardrobe, solid timber floor (fully carpeted). Steps up to

ENSUITE SHOWER ROOM
16' 5" x 5' 6" (5.00m x 1.68m)
Floor tiling with underfloor heating, Mira electric shower, wc, wash basin with oak cupboards and drawer surround, mirror, chrome heated towel rail, electric convector heater.

BEDROOM 4
23' 0" x 17' 8" (7.01m x 5.38m) max into dormer window. Connecting door to bedroom 6. Natural timber floor (fully carpeted), recessed display shelving, built in wardrobes, off peak storage heater, dormer window with twin leaded glass doors to

SOUTHERN BALCONY
with granite pillars and balustrade, magnificent views over the park, roof ramparts.

BEDROOM 5 15' 7" x 15' 1" (4.75m x 4.59m)
max into dormer window. Built in cupboard with shelving, off peak storage heater, solid timber floor. Magnificent views south to the parkland

BEDROOM 6
15' 0" x 8' 10" (4.57m x 2.69m)
max into dormer window with southerly views. Fitted shelving, connecting door to bedroom 4.

BATH/SHOWER ROOM
12' 0" x 10' 10" (3.65m x 3.30m)
Period style suite comprising bath (with ornate wood surround and upright posts), recessed fully tiled shower cubicle with Victorian style shower mixer. Twin sinks set in timber surround with cupboard under plus two glass fronted bathroom cabinets, mirrors, lighting. Heavy ceiling beam, Electric convection heater, tiled floor with underfloor heating.



OUTSIDE

The Great Hall owns 2 large single garages. The magnificent GARDENS and GROUNDS surround The Great Hall owning a large open plan area of lawn to the rear and formal gardens to the front.

PADDOCK

Good grazing sloping south, located to the east of the house which we are informed by the vendor extends to about 2 acres.

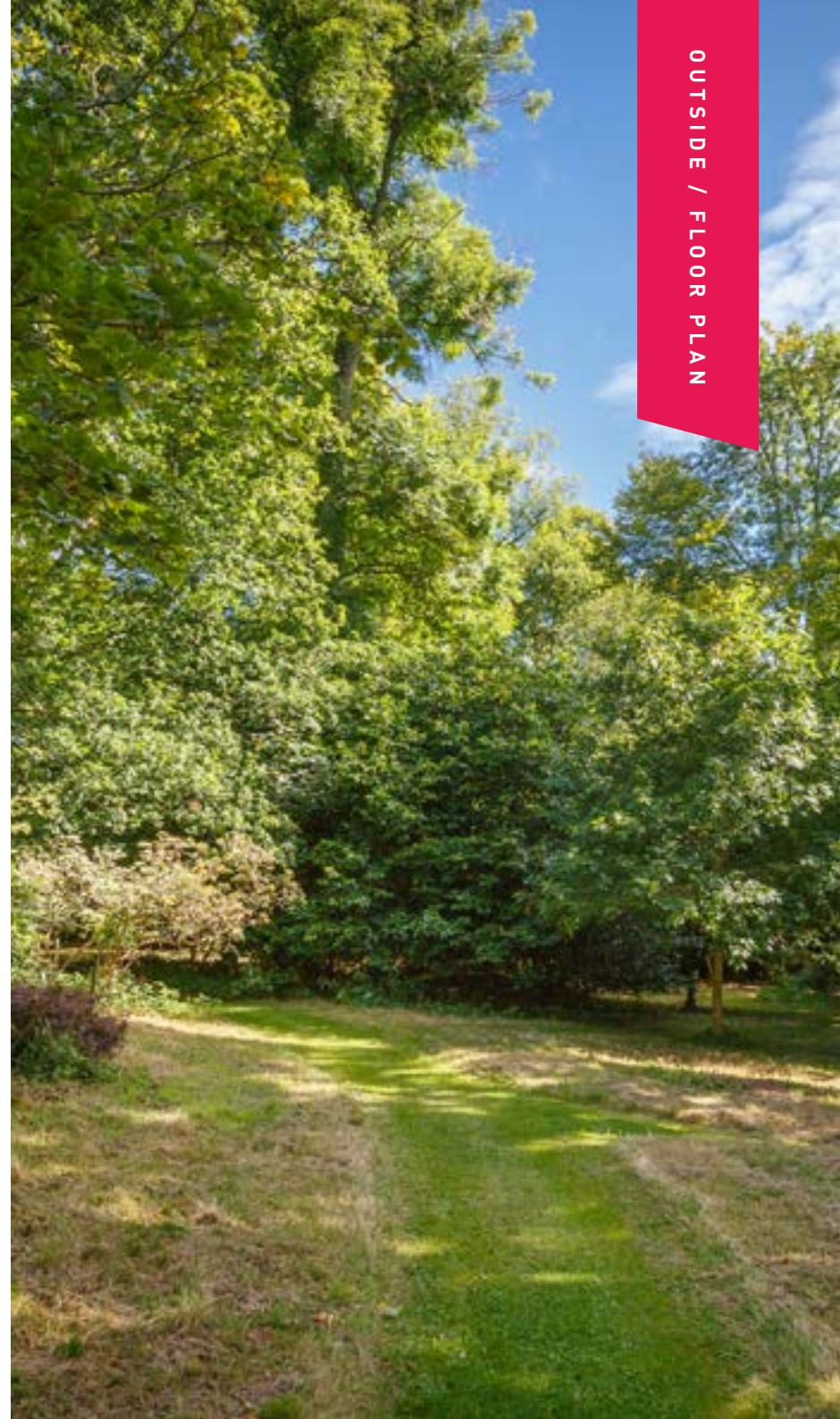
There is a **FORMAL GARDEN** to front with large paved and gravelled terrace areas, stone steps down to level lawn, flower beds which surround a lovely old raised pond with central statue fountain.

To the north of the house is a 12-acre woodland known as "The Rookery" which provides a delightful area for a peaceful stroll or dog walking along many of the meandering pathways leading through the woodland. There is abundant wildlife including songbirds, buzzards, deer and badgers. There are magnificent mature trees including many specimens and several clearings full of colourful wild flowers (including snowdrops, daffodils, bluebells and primroses), and lovely rural views from the fringes across open farmland. The Rookery has shared use by all the residents of Creedy Park.



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DIRECTIONS

From Crediton take the road from the north of the town towards Sandford for about half a mile. The entrance to Creedy Park will be found on the right (by Sandford Cricket Club grounds). Follow the private tarmac driveway towards Creedy House. Stay on the driveway going past the front of the house and turn left through the gates. The large entrance porch to the Great Hall will be seen in the centre of the gravelled courtyard.

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CREEDY PARK
EX17 4EB**



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