



## Upton Hellions Barton, Upton Hellions, EX17 4AE

Guide Price **£1,100,000**



# Upton Hellions Barton

Upton Hellions, Crediton, EX17 4AE

- Incredible Grade II \* Listed Barton
- Flexible home, would suit multigenerational living
- Approx 4.6 Acres
- 9 Bedrooms, 4 Reception rooms
- Potential to convert barns (stp)
- 3 Bath/shower rooms
- Large kitchen/dining room
- Gardens, orchard & paddocks
- Large greenhouse

It's known locally about how special the area is in and around Upton Hellions but for those from a little further afield, it may not be on the radar! It's a beautiful, pretty and spread out hamlet, just north east of Sandford and only a couple of miles from Crediton and approx. 30 mins from both Exeter and Tiverton. It sits overlooking the Creedy Valley and there are miles of unspoilt lanes and footpaths to enjoy. Being a no through road, it's quiet and safe, all without being isolated. One of the most notable properties in the area, Upton Hellions Barton is a stunning Grade II\* Listed barton farmhouse set in stunning grounds of approx. 4.6 acres of gardens, orchards and paddocks. The Listed Buildings notes state that it is a gentlemen's residence, now farmhouse. Built C1566 for Doctor Carew, modernised C1792 for Richard Read and again in the C19 & C20. Primarily of local stone, part rendered under a thatch roof including some impressive stone chimney stacks. Being such a high status building it has some most impressive historical features including two original doors dating from 1566. These days it is a large, comfortable country house, in its own grounds and with a huge amount of potential left to explore.







## The House

This incredible house has been used as two dwellings for a number of years; with the western end known as Hellions Barton, whilst the eastern part known as The Priory. The house can just as easily be used as one 9 bedroom house. Ideal for multigenerational living. Centre stage is a magnificent cross passage hall with the original Elizabethan front and back doors and studded plank screens. Whether entering the passage from the front garden or the rear courtyard, it whisks you back in time to imagine the stories these walls could tell. Throughout the house, the rooms are well-proportioned with high ceilings and many original features are on show. Mullioned windows and exposed beams over fireplaces, brick and tiled floors and huge ceiling beams all remind you of its history. From most windows there is a view either over the gardens, courtyard or across the stunning surrounding countryside.

The property displays various eras throughout with many original features and some 20th Century "upgrades" however, this gives a superb mix and although many may wish to restore some originality to parts, the accommodation is vast and would work well for a large family or indeed two families coming together to live close but independently. There is oil fired central heating plus an Aga in both kitchens. The Barton kitchen has been recently improved with a beautifully crafted bespoke kitchen and now provides significant storage and working space and more suited to the size of the home. Throughout, the present owners have tastefully and sympathetically improved the house and it's a very comfortable property to live in.

Please see the floorplan for rooms and room sizes.





**The Grounds** – As you enter the grounds of Hellions Barton, the private driveway passes the front meadows and leads to an extensive parking area. At the rear of the house is a wonderful historic courtyard with gardeners' loo and freezer room / wash house along with the fine Cider Barn still with its original press and loft over. The further barn is the cobbled stables and is again built of stone with a slate roof with further former shire horse stables behind. Beyond this is a series of cob barns that could (subject to consent) be restored to being useable spaces, ideal for an office or gym or further accommodation!

At the front of the property is the main garden, accessed via impressive iron gates on granite pillars with extensive lawns, with carefully designed flower beds and a gravel path leading up to the front door. There are paddocks and orchards and various areas of gardens dedicated to wild flowers. All the garden areas have been maintained to be wildlife, insect and bee friendly. The views are stunning from the higher levels. Overall the property amounts to about 4.6 acres – see plan.

Council Tax: F & F (for each side currently) Mid Devon 2024/25- £2861.26

Utilities: Well water (mains supply is available from the top of the road), electric & telephone

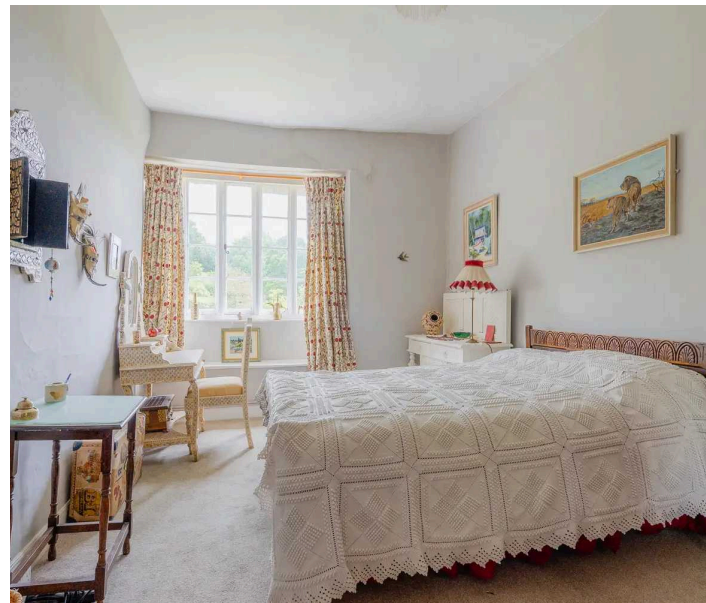
Fastest broadband speed within this postcode: Up to 50Mbps

Drainage: Private drainage

Heating: Oil fired central heating

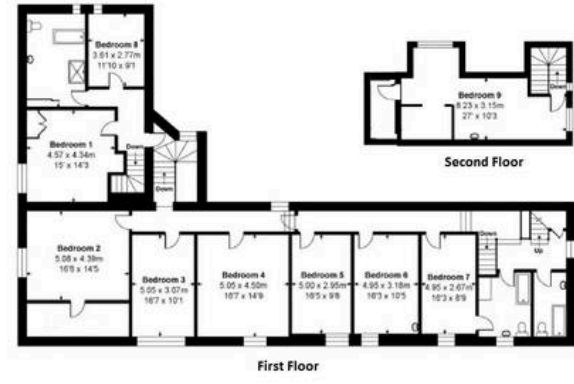
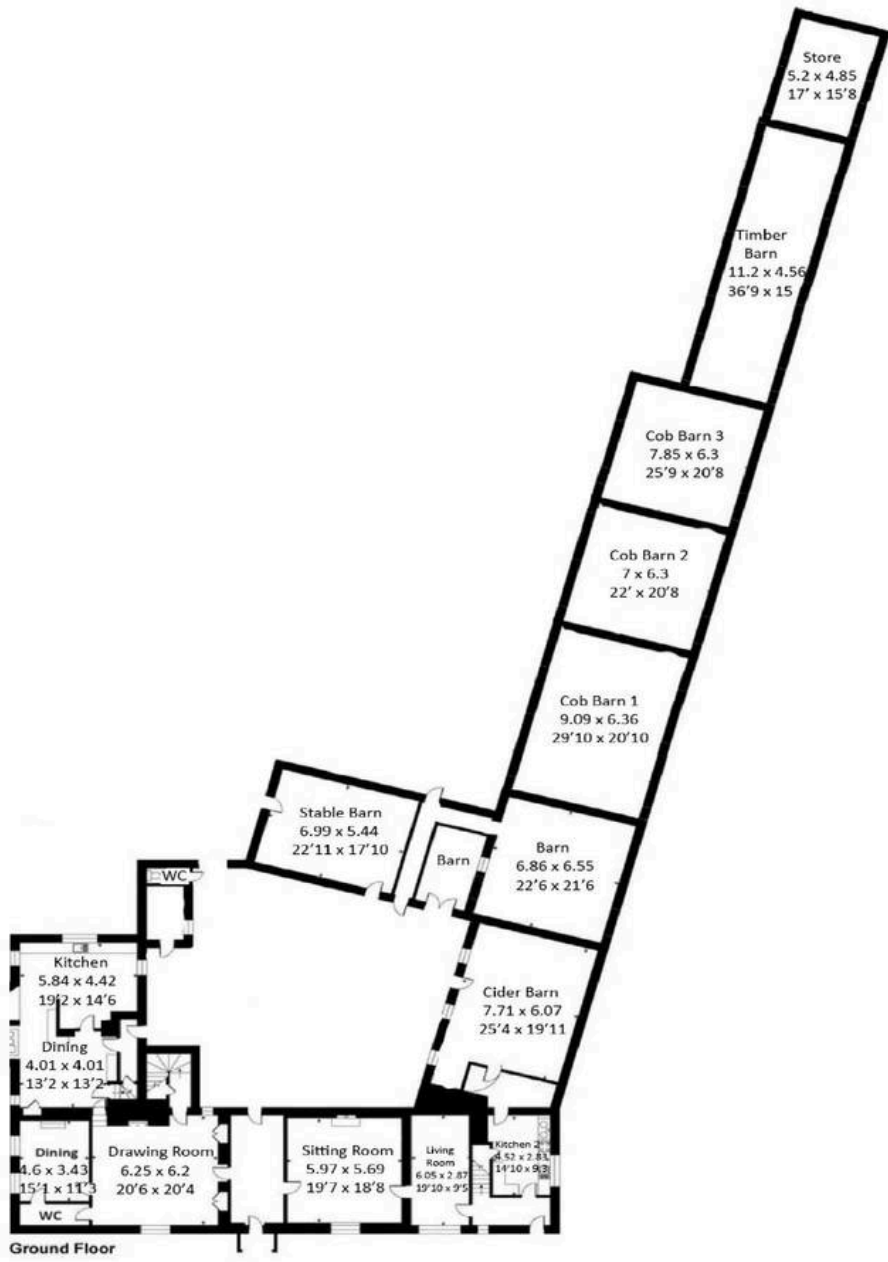
Listed: Grade II\*

Tenure: Freehold













**Upton Hellions** is a delightful hamlet situated between the market town of Crediton and the ever popular Sandford village.

#### DIRECTIONS

For sat-nav use EX17 4AE and the What3Words address is [///regretted.smuggled.incline](https://www.what3words.com/#!/en////regretted.smuggled.incline)

but if you want the traditional directions, please read on.

From Crediton leave the town on the A3072 towards Tiverton and cross the River Creedy at Creedy Bridge, taking the next left, signposted to Upton Hellions. Go into the hamlet and turn left signposted Hellions Barton and follow the lane to the end, bearing right into the driveway of Hellions Barton.







# Helmores

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