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£550,000

Old Croyle House

Old Croyle House
Kentisbeare
Cullompton
Devon
EX15 2AP

Set on the edge of the Blackdown Hills in rural Devon, just outside of the pretty village of Kentisbeare (around 3 miles to junction 28, M5), this utterly charming Grade II listed home forms a substantial portion of a country house that was once home to celebrated author E.M. Delafield, whose 'Diary of a Provincial Lady' was based around her time in Croyle House.

With a wonderful southerly aspect, the 5 bedroom, 3 bathroom, 2 reception room home also offers a beautiful formal garden, a good sized pony/animal paddock and a substantial open double garage with adjoining store (potential for conversion to stables/tack room).

A genuine and rather lovely house with lots of inherent character and an interesting history.

The situation...

Old Croyle House enjoys its own impressive private entrance through substantial stone pillars, which lead in turn to a driveway that winds through the tree-studded paddock into the formal garden and grounds. The paddock is stock-fenced, with a cattle grid at each end, so is perfectly suited for horses, sheep or similar. The formal gardens are mainly laid to lawn, with the exception of a large, south facing paved patio. Lined with a beech hedge and interspersed with lots of mature trees and shrubs, they are an absolute delight. In addition to extensive gravelled parking, there is a separate building, which currently incorporates two open garages and a good-sized store (this could potentially be converted to stables/tack room). The old inner courtyard is also in the private ownership of the property and offers an outside WC and further store room/workshop space.



The location ...

The property is located just outside the village of Kentisbeare, which in turn is approximately 3 miles from the M5, making it superbly convenient whilst maintaining a true rural idyll. The village itself is a thriving community, with pub, village shop and a well respected primary school. The market town of Cullompton is also around 3 miles away, where a supermarket and wider amenities can be found. Both Exeter and Taunton are also easily accessed via the M5. There are also plenty of leisure opportunities locally, due to the proximity of the Blackdown Hills, including riding walking, flying and gliding.

The property ...

This wonderfully charismatic house has a long history that stems from being part of the impressive Bradfield Estate, which controlled most of the agriculture in the local area. Enlarged in later years it was transformed into a bona fide country house in its own right; indeed, Old Croyle House was home to the author E.M. Delafield, whose *Diary of a Provincial Lady* was based around her life in Croyle.

In more recent times, the house was split into three very separate segments all with their own entrances and gardens (so there is no communal access or ground), our subject property being believed to be the oldest part of the original house. The accommodation is particularly spacious and all but one of the main rooms face roughly south, enjoying beautiful, far reaching views over the surrounding hills and countryside.

The accommodation at Old Croyle House is spread over three floors, with two spacious reception rooms, a wonderful kitchen, conservatory and hallway on the ground floor. There are 5 good sized double bedrooms (master bedroom with en suite) plus two bathrooms and an additional WC over the upper two floors.

It is genuinely very rare for a property to enjoy the inherent elegance and space of Old Croyle House, whilst still exuding a warm, welcoming feel; we are very much of the opinion that any new owner will love it every much as the family who have owned it for the last 25 years.





The accommodation comprises (specific measurements available if required) :

GROUND FLOOR

ENTRANCE HALL

DINING ROOM

KITCHEN

CONSERVATORY

SITTING ROOM

FIRST FLOOR

MASTER BEDROOM WITH ENSUITE

BEDROOM 2

BEDROOM 3

BATHROOM

ADDITIONAL WC

SECOND FLOOR

BEDROOM 4

BEDROOM 5 (accessed through bedroom 4)

BATHROOM

OUTBUILDINGS

Double car port and store : Detached from the main house, this useful building could perhaps (subject to the correct permissions) be converted to stabling, a home office or annexe.

Accessed from the dining room, the old inner courtyard and all associated store rooms and the outside WC accessed from it are in the sole ownership of Old Croyle House.

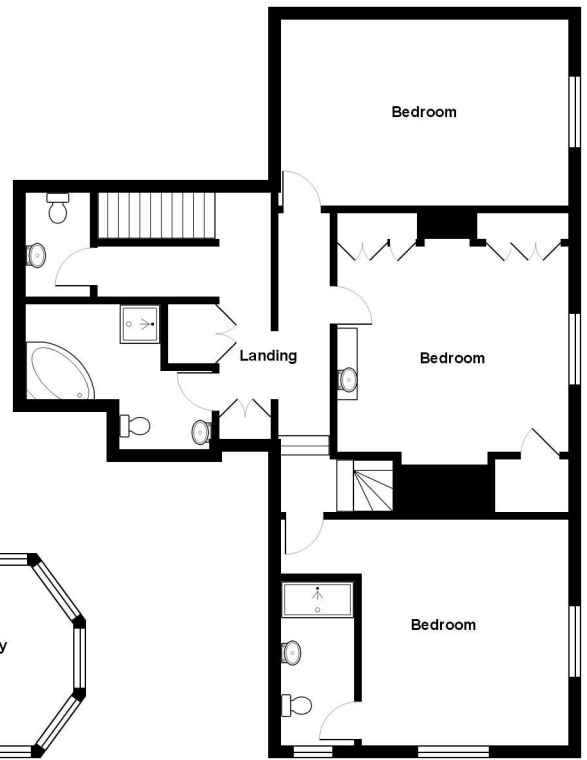


PLEASE NOTE THIS FLOOR PLAN IS FOR GUIDANCE ONLY AND IS NOT TO SCALE

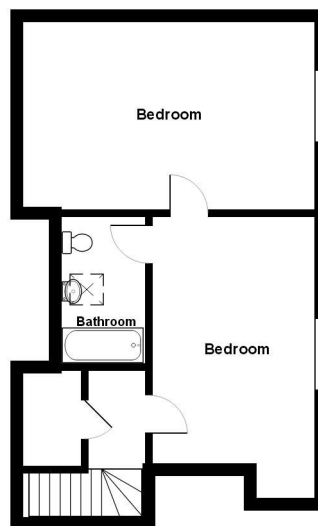
Floor area (according to EPC) approx. 252 m² / 2712 sq ft



Ground Floor



First Floor



Second Floor



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Key Points

TYPE	Large portion of country house
BEDROOMS	5
LIVING SPACE	2 reception rooms
AREA	Gardens, ground & paddock of approx. 1.75 acres
ENERGY RATING	F Certificate available upon request
COUNCIL TAX BAND	F
LOCAL AUTHORITY	Mid Devon District Council



Services

Mains Electricity and water

Private Drainage

Gas central heating,

Directions ...

From junc. 28 on the M5, take the A373 towards Honiton, turning left when signposted to Kentisbeare (approx 2 miles). Turn right in the centre of the village and proceed past the primary school and out of the village. After a short distance, take the left fork the road and the entrance to Old Croyle House will be found a little further on, on the left.

Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.