



Beautiful home enjoying charming features, approximately 2.2 acres and superb uninterrupted countryside views.

The Old Shippon, Stockleigh English, Crediton, Devon, EX17 4DD

Guide Price £950,000





Outstanding countryside views • Beautifully appointed living accommodation • Charming features and vaulted ceilings • 2.28 acres of gardens and paddock • New bespoke car port, studio and store

Local Information

The Old Shippon is situated in a lovely rural location within the hamlet of Stockleigh English, among some of Mid Devon's most picturesque countryside and within a Conservation Area.

The property is more or less equidistant to a number of nearby villages including Cheriton Fitzpaine at about 1.2 miles. The village has a wonderful mix of old and new: with two churches; two pubs (including the highly regarded 'Ring of Bells' pub and restaurant); doctor's surgery with dispensary; beautiful fifteenth century properties; and a recently built primary school. There are many clubs and organisations run within the village including a community shop and post office.

The thriving market town of Crediton, just under five miles to the south, has a wide selection of independent shops and eateries, a monthly farmers market, Tesco as well as a golf course.

The cathedral city of Exeter has excellent communication links to London, Cornwall and the Midlands, including two main line train stations and an international airport. The city centre boasts the Princesshay

Shopping Centre, Guildhall Food Halls, a John Lewis department store as well as an extensive selection of independent shops and restaurants, theatres, an award winning museum and a world class university.

Communication links to the area are excellent, with the A377 to Exeter or Barnstaple easily accessed from the property. Crediton has a railway station, providing links to Exeter or Barnstaple (Tarka line). In addition to Exeter, there is a mainline train station at Tiverton, providing regular direct links to London Paddington in about two hours. The A30 can be accessed at Tedburn St Mary, or the M5 motorway at Tiverton J27 is also close at hand.

About this property

Formally a cattle barn and dairy, The Old Shippon is a beautifully positioned home enjoying a superb far reaching outlook. It has been sympathetically converted to make the most of its historic use with vaulted ceilings, exposed beams and feature fireplaces.

Inside, the kitchen/dining room is clearly the heart of the home. It is perfect for family life and



entertaining. It is centred around the Aga and island with ample space for a dining table. There are lovely views from the kitchen out over the garden, paddock and neighbouring countryside, alongside the majority of the rooms at The Old Shippon. Adjacent to the kitchen/dining room is a useful utility room and cloakroom and to the north side is a double aspect bedroom with a walk in wardrobe and modern en suite bathroom and separate shower.

A room of particular interest is the stunning sitting room, full of natural light, exposed beams and French doors leading out onto the terrace. There is also a feature fireplace with woodburning stove enhancing the character and making for a very special room. The south wing offers a further three bedrooms (one en suite) and a family bathroom.

Gardens and Grounds

Outside doesn't disappoint with uninterrupted panoramic countryside views. In total there is approximately 2.28 acres of established gardens and fenced paddock alongside a terrace directly outside the property – perfectly placed for alfresco dining and to make the most of the outstanding setting. The garden is laid mainly to lawn, bordered by mature shrubs and trees, and features a beautiful mixed border and cottage garden. A recent addition is the impressive sweet chestnut framed car port and studio with a further store room above. To the front is a

gravelled drive providing ample parking for numerous cars.

Directions

EX17 4DD

What3words

///hamsters.included.shower

Tenure

Freehold

Local Authority

Mid Devon District Council

Council Tax

Band = F

Energy Performance

EPC Rating = To be confirmed

Services

Mains water and electricity.
Private drainage and oil central heating.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.

Telephone:
01392 455 755.

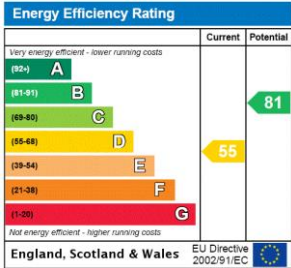
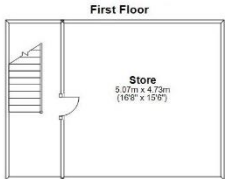
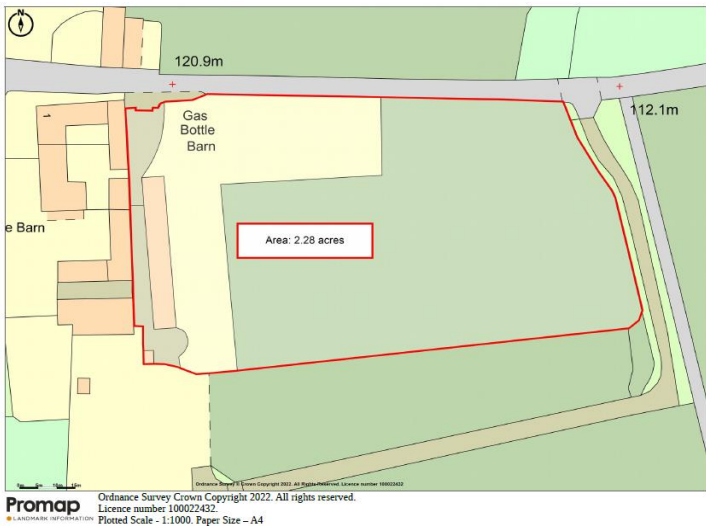
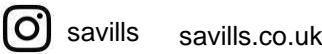






The Old Shippon, Stockleigh English, Crediton, Devon, EX17 4DD
Gross Internal Area 196.9 sq metres (2119.7 sq feet)

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Total area: approx. 196.9 sq. metres (2119.7 sq. feet)