

## **The Great Hall, Creedy Park, Crediton, Devon, EX17 4EB**

Selling agent: Helmores, **team** estate agent, Crediton, Devon, 01363 777999



**Offers over £750,000**

### **Location**

The impressive 'Great Hall' forms a sizeable part of the beautiful Jacobean 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 shops with a recently opened Morrisons and a large Tesco superstore/petrol filling station.

### **Creedy House**

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 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 craft' 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. Other properties in the estate include The Bell Tower, West and East Wings, The Limes, Rafters, and various others including 2 lovely arched lodge houses to the west and east entrances to Creedy Park. Creedy Park itself is registered with English Heritage as a Historic Park. In 1960 HRH the Princess Margaret stayed at Creedy House 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 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**

The Great Hall is probably the most spectacular property of all the residences at Creedy House, and originally it formed the main front entrance, banqueting 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 banqueting hall itself 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! Features of the main 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, with many modern day comforts including central heating, and modern fitted bathrooms (yet period in style) etc. It is well-designed around the

central banqueting hall and spread 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 2<sup>nd</sup> 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 rose 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. The paddock is currently let on a short term basis and we understand that this arrangement could continue if desired. To the rear of the house is a garage block, 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. Some of the larger residences in Creedy House are only occupied part time, and with this in mind The Great Hall would also make a fabulous country retreat in Devon for someone seeking a second home in this lovely part of England.



### **Outgoings**

The Great Hall currently contributes £144 per calendar month towards upkeep of the communal areas of the estate.

### **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.

### **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 by the East Wing. The large entrance porch to the Great Hall will be seen just around to the rear of the building, next to the East Wing.

The **ACCOMMODATION** comprises:-

### **GROUND FLOOR**

Imposing castle-like **ENTRANCE PORCH** 9'6 x 7'7 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:

**RECEPTION HALLWAY** 18' x 10' Original tiled floor, ornately carved ceiling beam, 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 Marble surround sink with cupboard under, period throne style wc with wood surround and built in cistern, chrome heated towel rail, natural slate floor.

**KITCHEN/BREAKFAST ROOM** 28'8 x 10' Extensively equipped with a range of oak fronted units affording base and wall cupboard storage. Tiled working surfaces with matching wood trim. Deep glazed Belfast sink with Iroko draining board. One and a half sized oil-fired Aga range cooker (as new), built in AEG microwave and electric oven. Full height glass front storage with shelving, recess for large fridge/freezer, period style radiator, timber panelling to dado height. Terracotta tiled floor.

**INNER HALLWAY** 18'1 x 8' (under minstrel gallery) Natural oak floor, heavily detailed timber pillars and exposed beams. Period style radiator. Large, timber door to

**FRONT ENTRANCE PORCH** 8' x 5'1 with large heavy oak arch top door to front garden.

**BANQUETING HALL** 38'2 x 23'3 (widening to 30' in bay window. Ceiling height to almost 20ft). 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 (note: These window were recently completely restored by a local stained glass craftsman). Raised bay window providing much space for dining table/chairs etc enjoying 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), four radiators. Window seating. The hall is overlooked by a large minstrel gallery.

**DINING ROOM** 17'6 x 17' Solid oak floor, large open fireplace with tiled and feature wood surround. Two bay windows, period style radiators. Moulded plaster ceiling coving.

**STAIRCASE HALLWAY** 16'1 x 11'3 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 **GALLERY** (accessed from the Minstrel Gallery) heavily detailed in solid oak, recessed wine storage area. Staircase leading to 2<sup>nd</sup> floor. Access to:

**MINSTREL GALLERY** 23' x 8'4 With highly detailed newel posts and ballustrading overlooking the magnificent Banqueting Hall.

**LIVING ROOM** 17'6 x 17'6 Tiled fireplace with feature wood surround, built in storage/shelving units either side, wall lighting, radiator.

**BEDROOM 1** 25'8 x 11'6 Natural oak floor, timber panelling to dado height, wardrobe recess, off peak storage heater, built in cupboard.

**SHOWER ROOM** 9'7 x 8'6 Recently fitted with a modern walk in glazed shower with chrome shower mixer, wash hand basin with polished marble surround, throne style 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 which includes two open plan areas as follows:-

**STUDY** 13'4 x 9'9

**PLAY AREA** 11' x 9'3

Off peak storage heater, access to loft space,

Glazed door to **NORTHERN BALCONY** with granite pillars and balustrade, lovely views, and access to roof ramparts.

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

**UTILITY ROOM** 13'2 x 4' Plumbing for automatic washing machine, space for tumble drier, basin (mixer tap), wood panelled surrounds.

**BEDROOM 2** 23' x 17'8 max into dormer window. Natural timber floor, recessed display shelving, built in wardrobes, off peak storage heater, central light/fan unit, dormer window with twin leaded glass doors to

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

**DRESSING ROOM** 15' x 8'10 max. Extensively fitted with shelving, electric convector heater.

**BEDROOM 3** 15'7 x 15'1 max into dormer window. Built in cupboard with shelving, off peak storage heater, solid timber floor.

**BEDROOM 4** 21'8 x 15'4 max into dormer window. Off peak storage heater, built in wardrobe, solid oak floor.

**L-SHAPED BATH/SHOWER ROOM** 16'4 x 15'4 max (having access from main landing and bedroom 4). 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, recessed shelving, high flush wc, chrome heated towel rail. Further vanity basin with built in storage surrounding in tiled splash back. Electric convector heater, tiled floor with underfloor heating.

### **OUTSIDE**

Parking and garage block to the rear of the house, with The Great Hall owning 2 large single garages. The magnificent **GARDENS** and **GROUNDS** surround with The Great Hall owning a large open plan area of lawn to the rear. **PADDOCK** to the east which we are informed by the vendor extends to about 2 acres.

There is a **FORMAL GARDEN** to front with large paved and gravelled patio areas, steps down to level lawn, rose bushes 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 along many of the meandering pathways leading through the woodland. There are several clearings full of colourful wild flowers, and lovely rural views from the fringes across open farmland. The Rookery has shared use by all the residents of Creedy Park.

**For details, contact Helmores on 01363 777999 or view at [www.teamprop.co.uk](http://www.teamprop.co.uk) or [www.helmores.com](http://www.helmores.com).**

**For images, contact [bubblepr@mac.com](mailto:bubblepr@mac.com)**