



**HELMORES**  
SINCE 1699

Guide Price £725,000

**BEARE FARM**  
Crediton EX17 3QP

Beare Farm is a beautiful detached farmhouse found in a lovely rural position looking out over its own gardens and grounds, all just 5 minutes from Crediton town centre with all of its amenities. Slightly further up the country lane are the well-regarded Salmon Hutch fishing lakes and mile after mile of rural walks, making it ideal for those looking to enjoy the countryside yet not be isolated.

The accommodation is beautifully presented and has been hugely improved by the current owners. There is a feeling as soon as you first see the house that it is going to welcome you home every time and it certainly doesn't disappoint. The whole house has fantastic proportions and the entrance hall certainly sets the tone for the rest of the house with paneling and a patterned tiled floor. There is a lovely country style living room with a wood-burner and cleverly built in storage, a substantial study with a

courtyard view and then a wonderful open plan kitchen/dining/living area which is superbly fitted with underfloor heating, granite worktops and breakfast bar, plus numerous integrated appliances (mainly Neff) including oven, steam oven, combination microwave, 5 ring induction hob and fridge. The dining / living area enjoys its own fireplace with wood-burning stove and a feature made from the former bread-oven. Double doors take you through to the superb large conservatory where the current owners dine all year around due to the underfloor heating, taking in the wonderful outlook. There is a utility room and downstairs cloakroom with WC which can be found under the stairs. The whole property is uPVC double glazed and has oil fired central heating and is not listed.

Heading up the turning staircase there are four double





bedrooms (3 of which look over the grounds) with the master bedroom enjoying a modern en-suite shower room. There is also a family bathroom with P-shaped bath and rain style shower over.

**OUTSIDE** - In all, the garden and grounds extend to approximately 5 acres. A driveway brings you in from the private, shared lane and then into a graveled and gated private entrance drive with wooden five bar gate leading to a

large turning and parking area. Situated adjacent to this is the garage/workshop comprising of garage with concrete floor and an adjoining garden store with door to the gardens. The main gardens lie to the front and side of the house, enjoying an open aspect and comprising of level or gently sloping lawn areas planted with various ornamental trees and shrubs, together with a further open orchard area. There is a lovely pond and wild flower beds bring plenty of colour and

softness to the gardens. From the conservatory is a wonderful paved seating area, ideal for entertaining.

Over the small stream is a single enclosed parcel of pasture-land, suited to a variety of small holding or equestrian interests with separate gated access to the lane. Situated in one corner, and with a yard area, is a two-bay steel framed and profile steel roofed general purpose building with part







block and part clad elevations. This could easily be converted into stables and can be seen from the house.

To the rear is a further garage/workshop with folding doors to the front which open to a further parking area and a rear courtyard with attached range of outbuildings comprising wood store with the domestic oil tank and further adjoining store, beneath which is situated the original well (now sealed).

Please see the floorplan for room sizes.

Council Tax: E

Utilities: Mains water, electric, telephone & broadband

Drainage: Private drainage

Heating: Oil fired central heating/underfloor and radiators plus wood-burners

Listed: No

Tenure: Freehold

**DIRECTIONS** (Sat-Nav EX17 3QP) : From Crediton High Street turn left at The Green traffic lights. Continue straight on turning left signed 'Uton' before leaving Crediton. After half a mile turn right into the lane serving Beare Farm. Then turn right through the five barn gate to the parking area.





**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

#### Covid-19 Safety Policy

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If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

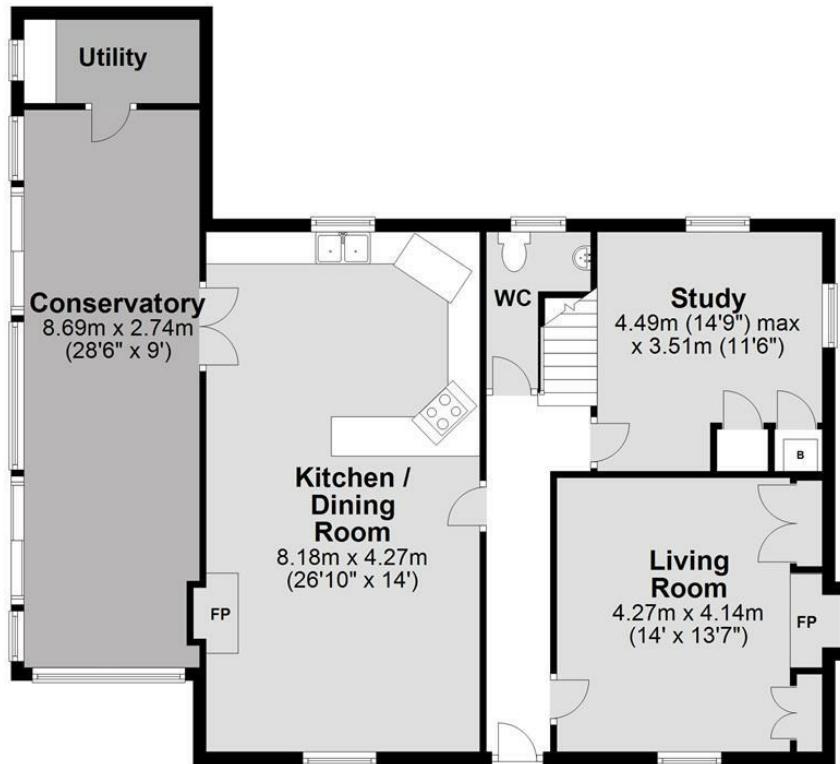






## Ground Floor

Approx. 106.5 sq. metres (1146.6 sq. feet)



## First Floor

Approx. 77.7 sq. metres (836.2 sq. feet)



111-112 High Street, Crediton  
Devon, EX17 3LF  
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Total area: approx. 184.2 sq. metres (1982.8 sq. feet)

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