



Great Heale

Yeoford, Devon

**Carter Jonas**

**Great Heale  
Yeoford  
Crediton  
Devon  
EX17 5HA**

**A private residential holding  
located in a tranquil setting  
within unspoilt, open  
Devonshire countryside.**

The holding is serviced by a delightful, fully refurbished Grade II\* Listed family home which lies centrally within its own grounds and enjoys southerly views down the valley to the River Troney.

Located close to the house and forming a courtyard, are a range of adaptable, traditional barns and an area of hardstanding with two lakes below. To the west, a track leads through traditional cider orchards to a stable block and yard.

In addition, the Vendors have established a high-quality glamping business with three Bond safari tents and a converted former farm building to a communal entertainment barn.

In all, the property lies within some 35 acres of well-wooded, attractive grassland.



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## The Property

Great Heale comprises a most attractive and private residential holding, set on the side of a valley in a secluded position, in a particularly attractive part of unspoilt Devonshire countryside.

The principal house, with its range of adjoining traditional barns and area of hardstanding, lie centrally within the holding, at the end of a long, private drive, enjoying views over the two lakes and the River Troney to the south.

The listed farmhouse, constructed of rendered cob and stone elevations under a thatched roof, provides excellent family accommodation, with the adjoining traditional barns offering further potential for a variety of alternative uses, subject to obtaining the appropriate consents.

Lying a short distance away from the core buildings is a modern stable block with loose boxes, tack room and yard.

In the recent past, the Vendors have established a high-quality glamping business on land that is out of sight from the house and enjoying separate access off the drive. The business is serviced by three, high-quality Bond safari tents and a former farm building, cleverly converted to now offer a communal entertainment barn which is enjoyed by all.

In all, the property comprises some 35 acres, the majority of which is laid to grass but with the retention of numerous attractive trees.

The property lies in an area of high amenity value and offers privacy, sporting potential and an excellent location for the glamping business. However, there is potential to further develop the property to follow a wide range of leisure or biodiversity interests.

## Location

Great Heale is situated in a particularly attractive part of open Devonshire countryside. The nearby village of Yeoford offers a range of facilities, typical of a thriving community, including The Duck at Yeoford, a popular pub and restaurant, a primary school and a train station on the Tarka line connecting to Exeter St Davids (23 minutes).

The larger town of Crediton, which offers most day-to-day facilities including a good selection of shops, a GP surgery, veterinary services and supermarkets, lies some 6.5 miles away.

Whilst lying in unspoilt countryside, transport links to the property are good with the A30 just 5 miles away and Exeter airport only approximately half an hour by car.

There are an excellent range of state and independent schools in the area including Exeter Cathedral School, The Maynard School and Blundells, all within a 20 mile radius.



## The House

The property has been the home of the current owners since 1999. During which time, they have created a beautiful home by undertaking a meticulous restoration and refurbishment program.

The house offers an extensive range of original architectural fittings including carved beams, wainscot panelling, elm floorboards and period joinery.

The front of the house faces south, allowing the principal reception rooms and the 5-bedrooms to enjoy fine views and impressive light.

The drawing room has an impressive inglenook fireplace fitted with woodburning stove. The breakfast room and adjacent kitchen, which are at the back of the house, have the benefit of natural light via roof lights positioned at one end of the kitchen and underfloor heating.

The galley kitchen has a slate floor and handmade timber units under granite worksurfaces, fitted with a range of built-in electrical appliances including a gas/electric Range cooker and a two oven gas Aga. The kitchen opens onto a private terrace which is a sun trap and perfect for entertaining.

Upstairs there are four bedrooms on the first floor and a fifth attic bedroom with two bath shower rooms.



# Floor plan

Great Heale  
Yeoford  
Crediton  
Devon  
EX17 5HA

**Total area:**  
3808 sq ft / 353.8 sq



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Traditional Buildings

To the side of the house are a range of traditional outbuildings and barns that form three sides of a courtyard including a games room with log burner and TV. The house and barns are approached up a long, private drive and are serviced by an extensive area of parking.

The barns offer extensive storage and the opportunity to be developed into a variety of alternative uses, subject to obtaining the necessary consents.

Further to the west, at the end of a track that leads through cider orchards is a stable block which offers loose boxes, tack room, feed store and yard.

## Outside

The house and outbuildings are surrounded by landscaped grounds. The land then gently slopes away from the house to a circular pond and a small lake, before continuing down towards the valley floor.

The gardens, terraces and adjoining paddocks offer the house and buildings complete privacy. The paddocks are divided into good-sized enclosures, all of which slope gently down to the River Troney which forms the south-eastern boundary.



## The Glamping Business

Located out of view from the farmhouse and on the north-eastern boundary of the farm, the Vendor's have established a high-quality glamping business.

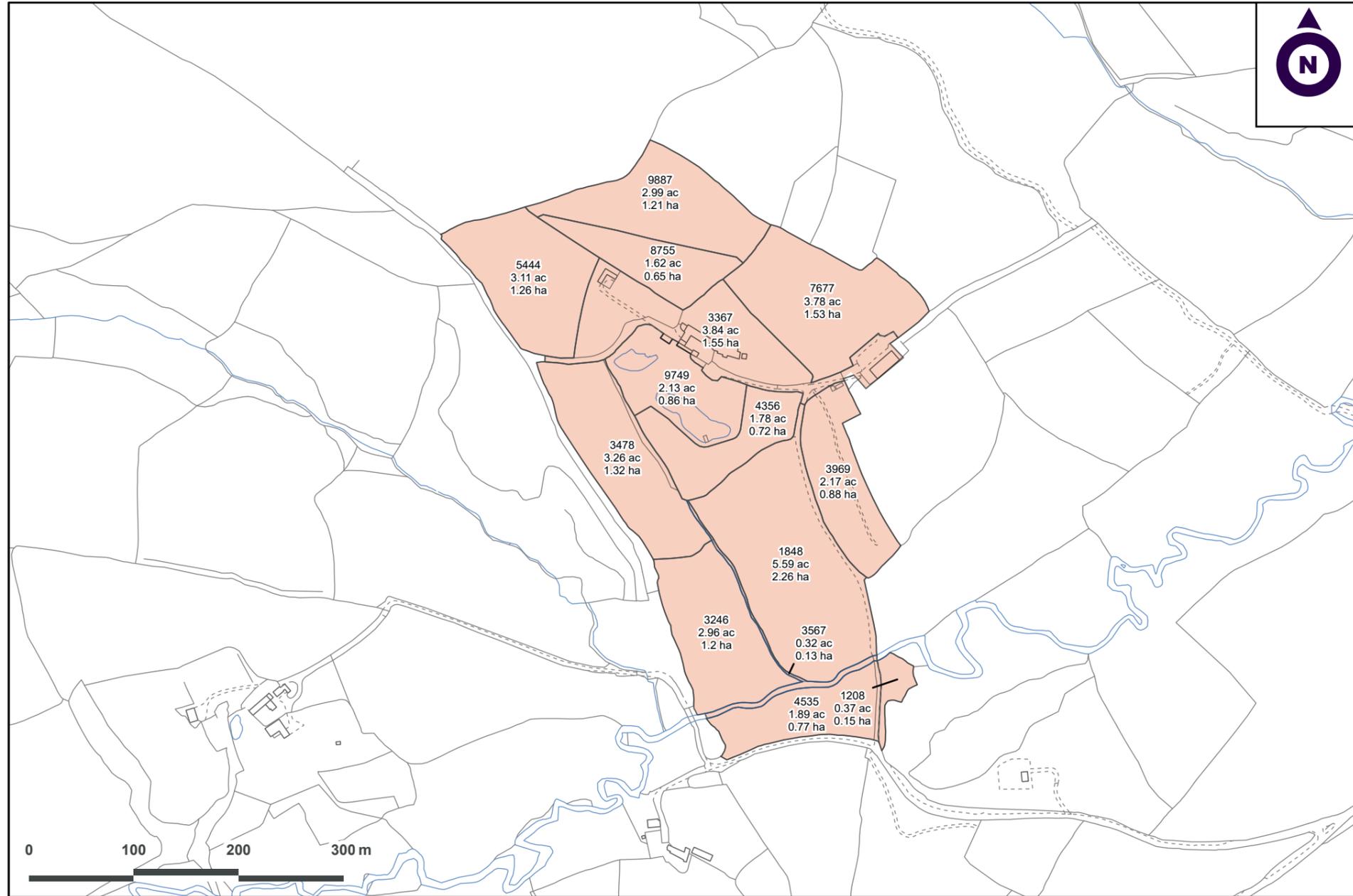
The business is based on three excellent Bond safari tents, built on platforms and designed to take maximum advantage of the outstanding views to the south and east.

Access to the site is via the entrance drive which divides, taking traffic away from the house. In addition, a former farm building has been cleverly converted to provide an outstanding entertainment barn that is made available to the guests throughout their stay.

Full details of the glamping business are available from the agents by request.







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### Method of sale

The property is offered for sale by private treaty as a whole.

### Tenure & Possession

The property is sold with vacant possession available on completion.

### Listing Status

The farmhouse is Grade II\* Listed.

### Services

The property is connected to a private water supply, private drainage and mains electricity.

The farmhouse is serviced by oil-fired central heating.

The property benefits from Starlink broadband.

### Sporting, Timber & Mineral Rights

All sporting rights are in-hand.

### Wayleaves Easements & Rights of Way

No private rights of way cross the holding, however, the property does enjoy access directly onto the Two Moors Way.

### EPC Ratings

The farmhouse is rated D.

### Council Tax

Band G.

### Local Authorities

Mid Devon District Council  
[www.middevon.gov.uk](http://www.middevon.gov.uk)

### Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

### Health & Safety

Potential purchasers are required to take particular care when inspecting the property. It is recommended to wear supportive footwear for viewings. Potential purchasers are advised to be conscious of potentially uneven and slippery ground surfaces.

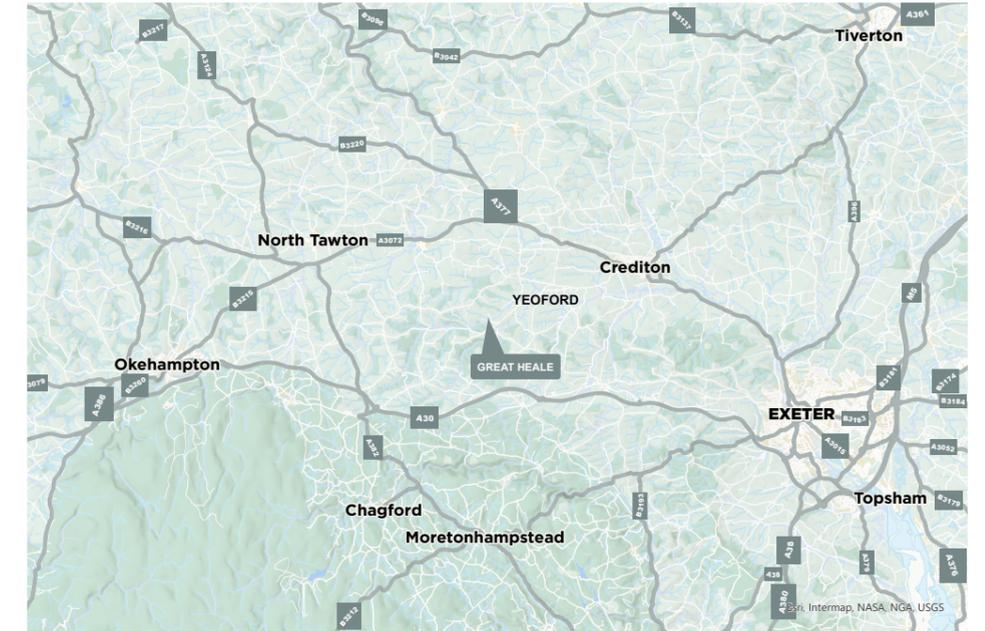
### Directions

At the junction in Crediton where High Street/A377 meets Lanscore, turn onto Lanscore. After 250-yards continue onto Westwood Road and drive for 3 miles to Yeoford. Drive through the main part of the village and then cross over the railway line. 20-yards after the railway bridge turn right by the telephone box, signed to Colebrooke. Continue for 1.8 miles and then turn slight right, signed to Great Heale and Newbury, the entrance will be found at the bottom of the hill on the right.

Alternatively, from Exeter, follow the A30 to Cheriton Bishop. From the centre of Cheriton Bishop, turn right following signs to Yeoford (4 miles), on entering Yeoford, turn left before the railway bridge and continue as above.



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## Taunton

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