

# INIGO



## *St Michael's House*

CREDITON, DEVON

£1,400,000 FREEHOLD

This beautiful Grade II-listed former rectory is set in a quiet village within Devon's rolling green countryside. Its profile is draped in wonderful wisteria and surrounded by sprawling gardens and an enchanting orchard. The building first took root over 400 years ago, but significant redevelopment in the mid-19th century transformed the house into its present form, with gothic arched windows and white-rendered elevations under the deep bracketed eaves of the slate roof. The six-bedroom main house extends to nearly 4,000 sq ft over three floors, while a detached self-contained annexe provides an additional two double bedrooms.

### *Setting the Scene*

The house's associated church, St Michael's in Poughill, is a small building with 13th-century origins. Evidence of a rectory appears in its archives as early as 1602, with an Abraham Francke recording on 24th February of that year;

## *St Michael's House*

CREDITON, DEVON

£1,400,000 FREEHOLD



“The Rectorye or psonage howses thus distinguished: – A Hall, plour, buttery, with ii chamber over the plour & butterlie, a kitchin with one chamber over, a new erected howse with a chamber over the same, a barne, stable, & shipping, with three gardens & orchard.”

Although its stint as the rectory ended in 1985, St Michael's House nevertheless maintains a close proximity to, and a shared history with, the neighbouring church building, and stands as a proud and prominent part of village life today.

### *The Grand Tour*

A sweeping drive leads up to a precise and symmetrical front elevation. The centrally placed front door mimics the adjacent windows with a trio of gothic arched glass panels beneath an intricately detailed fanlight and a porch canopy.

Inside, a central hallway with beautifully aged floorboards dissects the ground floor, passing Victorian servants' bells above the doorways.

To the left are two well-proportioned reception rooms connected with double doors, each with warming inglenook fireplaces displaying bare rubble stone and rustic oak lintels. Shuttered windows on the south and west walls chart the sunlight through the day.

A dining room to the right of the hallway has a wood-burning stove, alcove storage and plenty of space for hosting. This connects with the kitchen in an open-plan arrangement. There are generous oak units, granite worktops, a Belfast sink and a range cooker. Another pair of arched windows capture views across the gardens and towards the church.

From the back of the kitchen is a utility room and separate WC that connects with the rear hallway. Earthy clay tiles travel underfoot, providing a hardwearing surface to shake off boots after a ramble around the garden.

The rear hall connects with the central passageway before leading to another well-proportioned square reception room, currently used as an office, eventually terminating at the rear orangery. A later addition, this room has a pitched roof that upholds all the effortless grace of the earlier parts of the house. Glazing wraps the space, framing the visual delights of the carefully maintained grounds beyond.

## *St Michael's House*

CREDITON, DEVON

£1,400,000 FREEHOLD



A staircase leads from the central hallway up to a half landing before splitting to the front and the rear. Three bedrooms sit side-by-side along the front; the principal on the south-westerly corner has a Victorian cast-iron fireplace, a separate dressing area, and a generous en suite shower room. There is another spacious double room on the south-east corner, also with a cast-iron fireplace. A traditional shared bathroom occupies the rear corner.

Steps ascend to the rear landing, where a matching pair of etched stained-glass windows draw in a filtered natural light. A floor-to-ceiling integrated bookcase here is ample for a personal library, and in the far corner is another double bedroom of a good size with a feature fireplace.

A second staircase ascends from the rear landing to two cavernous bedrooms beneath the roofline, where vaulted ceilings display bold and exposed oak trusses. These rooms are conveniently served by a shower room.

Across the courtyard is the coach house, formerly the stables and now a detached annexe, with an open-plan living and kitchen arrangement on the ground floor and two bedrooms and a shower room on the first. This is the perfect space for visiting guests/families or as a holiday let, which the current owners have done successfully for many years; more information is available on request.

### *The Great Outdoors*

The grounds extend to approximately one and a half acres. To the front, expanses of lawn are gloriously framed by an impressive variety of mature, indigenous and exotic trees and flowering shrubs. A gate allows direct access to the side of the church, a nod to the house's past.

At the rear, a sprawling patio overlooks the gardens, home to beautifully kept areas of green grass, flower beds, fruit trees and a well with a pump. Beyond lies an enchanting private orchard, stocked with productive plums, pears and apples. Bluebells and wildflowers emerge in the spring, bringing colour and pollinators in tow.

Immediately adjacent to the rear of the house is a double garage and workshop with mezzanine floor. The latter is currently used for jam making, utilising the garden's fine produce.



## *St Michael's House*

CREDITON, DEVON

£1,400,000 FREEHOLD



There are also several brick-built outbuildings outside – suitable for storage but with potential for conversion, subject to the necessary consents.

### *Out and About*

Poughill is a small but perfectly formed village in the mid-Devon countryside. While the location feels wonderfully quiet and peaceful, the connections to nearby towns and cities are also excellent. The nearest amenities are at the nearby village of Cheriton Fitzpaine, a six-minute drive away. There is a community shop here, along with a doctors surgery and primary school. The Ring of Bells pub, popular with locals, serves fine fresh food from local growers and artisan makers.

A more extensive array of amenities are found at the larger towns of Crediton and Tiverton, both reached in approximately 20 minutes by car. The Lost Kitchen is a particular highlight, well-loved for its wood-fired cooking.

The house is fantastically placed to explore the varied landscapes that Devon is known for. The National Parks of Exmoor and Dartmoor, along with the north and south coasts, can all be reached within an hour's drive.

There is a good selection of state and privately run schools nearby, including Blundell's in Tiverton, The Maynard School and Exeter School. Slightly further afield but still within a 50-minute drive are Wellington Independent School, Taunton School, King's College and Queen's College, all excellent options.

Tiverton Parkway station provides direct services to London Paddington in around two hours, while the city of Exeter and its international airport are drivable in a little over half an hour.

Council Tax Band: H

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.