

## Exe Valley, Nr Exeter, Devon



A most impressive Grade II\* country house close to the amenities of Exeter

- Parkland extending to 37 acres
- Convenient rural location
- Over 13,000 sqft accommodation
- Restoration in progress

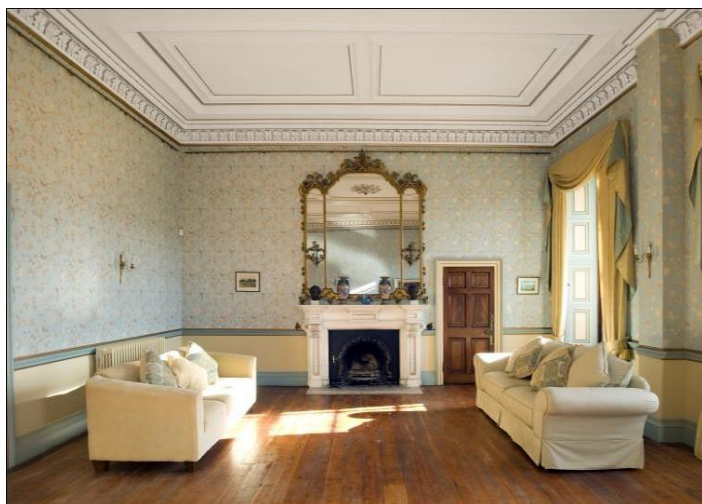
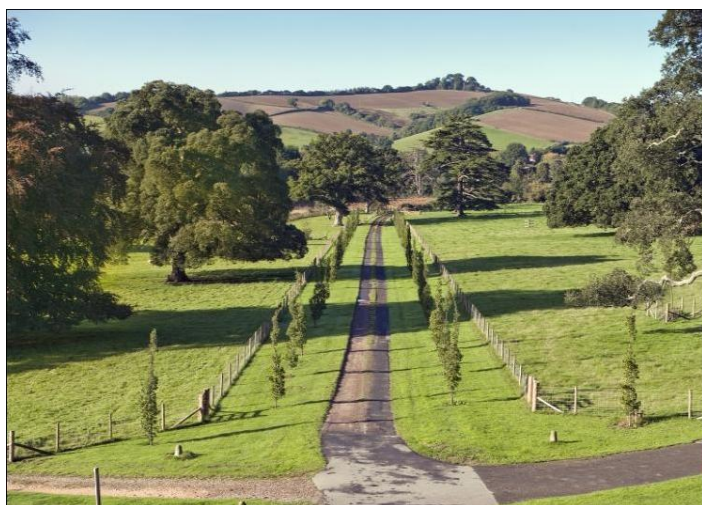
Region of £2,850,000  
Freehold

**Savills Exeter**

The Forum, Barnfield Road,  
Exeter, Devon, EX1 1QR

**Richard Addington** raddington@savills.com  
+44 (0) 1392 455 755

# Exe Valley, Nr Exeter, Devon



## Exe Valley, Nr Exeter, Devon

### Mileage

Exeter City centre about 3 miles

### Situation

The property is situated in a prominent position overlooking the Exe Valley just to the north of Exeter. It stands in a wonderful parkland approached up a newly planted avenue that complements the many mature trees around the property. Although conveniently close to the amenities of the centre of Exeter the views from the property are largely of the undulating wooded hills that surround the city.

Exeter is a thriving regional centre with a population of about 125,000 and is home to some of the West Country's leading businesses and institutions, including the University (which is rated in the top 10 UK universities), the Cathedral, The Meteorological Office, Premiere League Rugby team as well as good communications links, with the M5 motorway, mainline railway station to London Paddington and International Airport. It is also centrally located within Devon itself with its wonderful natural environment from the creeks and estuaries of the South coast ideal for sailing and boating, to the rugged cliffs and beaches on the North coast, ideal for surfing and the unpopulated expanses of its two moorland National Parks, Exmoor and Dartmoor. The property is within visiting distance of all these natural attractions as well as all of the recreational opportunities they offer.

### Description

The property is a Grade II\* Listed country mansion built in at the turn of the 17th and 18th Centuries. Its handsome symmetrical show elevations were extended in the 19th Century with a wing to the north and some of the interior was enhanced. It now offers extensive accommodation over 4 floors, including; the grand entrance hall with imposing flight of steps up to galleried hall itself; two large state rooms with the best of the views out over the park to the Exe valley beyond, other reception rooms with period detailing such as mahogany doors; stained glass window on the main staircase; fine marble chimney pieces; ornate decorative plasterwork and the square central stair case running up the centre of the house. Pevsners describes it in *The Buildings of England* as "an excellent example of a stately double-pile house".

Whilst the house is no longer married to the large agricultural estate that surrounds it, it does still sit centrally within the 37 acres of parkland that has always set the house off so well in the landscape. The house is in the course of restoration and scaffolding is erected over the south and east sides of the house. (it will be included in the sale).

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**Viewing:** Strictly by appointment with Savills

### Important Notice:

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

For more information please view our legal notice at <http://www.savills.co.uk/legal.html>