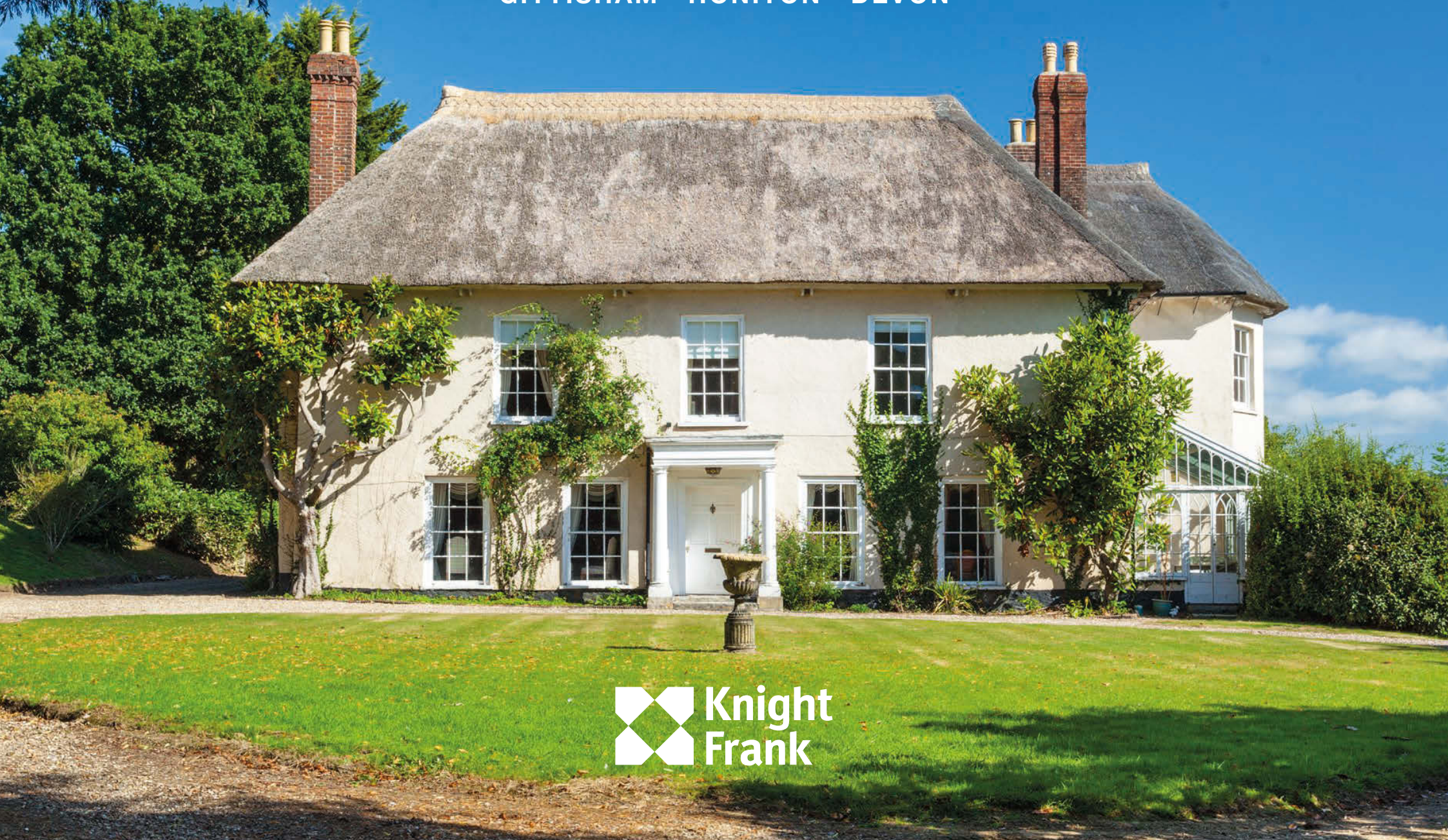


# POMEROY HOUSE

GITTISHAM • HONITON • DEVON



 Knight  
Frank





# POMEROY HOUSE

## GITTISHAM • HONITON • DEVON

Honiton 4 miles (London Waterloo 2 hours 45 minutes)  
Exeter 14 miles (London Paddington fastest train about 2 hours)  
M5 motorway Cullompton (J28) 11 miles • Taunton 22 miles  
(All distances and times are approximate)

*A Grade II Listed property sat in a very private location  
in one of East Devon's most charming villages and  
a short distance from the amenities of Honiton*

#### **Accommodation and amenities**

Kitchen/breakfast room • Dining room • Study • Drawing room • Conservatory  
Ground floor annexe/utility room

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6 bedrooms • 2 en suite bathrooms  
Family shower room

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Courtyard with outbuildings • Walled garden • Orchard

**In all about 4.26 acres (1.72 hectares)**



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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

Pomeroy House sits in a very private location in the charming former estate village of Gittisham in the heart of East Devon, an Area of Outstanding Natural Beauty. Gittisham is home to the famous The Pig-at Combe Hotel and the bustling country town of Honiton is only 4 miles away and offers all of the facilities one would expect in a large market town. The popular East Devon coastal towns of Branscombe, Sidmouth and Lyme Regis are also within easy reach. Exeter is very well known as the major regional centre for the whole of the South West and has an extensive range of shops, restaurants and theatres.



Communications are excellent with the nearby A30/A303 providing good access to London, the South West and the national motorway network at either Cullompton or Exeter.



Rail services operate from Honiton direct to London Waterloo in approximately 2 hours 30 minutes. There are also trains to London Paddington from Taunton and Exeter with the fastest trains taking approximately 1 hour 40 minutes from Taunton.



There are a growing number of flights to UK and International destinations from Exeter Airport, including a route direct to London City Airport.



Devon has an outstanding number of state and private schools within the county and Pomeroy House is ideally placed to access the majority of them. Close to Gittisham is Colyton Grammar School, one of Britain's best performing selective state schools, and further primary and secondary schools can be found in Honiton and Axminster. Also nearby are Sherborne and Port Regis, the Maynard Girls School in Exeter, as well as Exeter and Wellington Schools and Blundells at Tiverton.



As well as the Jurassic Coast, there are sailing opportunities from the Axe Yacht Club, Seaton and Beer Sailing Clubs. For the golfing enthusiast there are courses at Seaton, Lyme Regis, Honiton, Sidmouth and Woodbury. The South West Coastal path is within a few miles and links in to the excellent walking the wider area has to offer. There is racing at Taunton, Wincanton, Exeter and Newton Abbot and both The Blackdown Hills (AONB) and the Exmoor National Park are within easy reach.





## Description

Pomeroy House is a charming period property that is believed to date from the late 17th Century and is thought to be named after John Pomeroy who owned the house in 1657. The house is approached via a gravelled drive from the centre of the village and yet is set in a private and tranquil setting with a very rural outlook. The property faces south and east with the outbuildings on the northern side.

The house is rendered with a thatched roof, in keeping with the remainder of the village, and is based around a cobbled

courtyard. The dining room and study are on the southern side, with the expansive drawing room to the east and the recently renovated kitchen with AGA to the west. In the north eastern corner is an area that can either be used as the utility and boot room or perhaps as a separate annexe.

Upstairs there are 6 bedrooms on two floors, two en suite bathrooms and a family shower room. Bedroom 5 could be incorporated into the separate annexe, subject to the appropriate planning permissions.



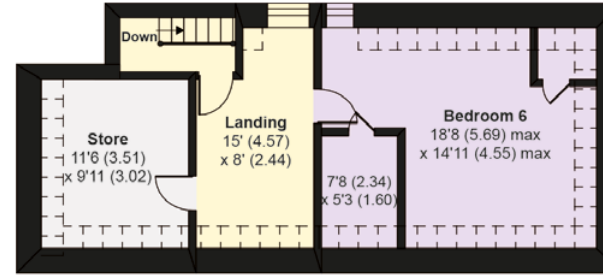


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

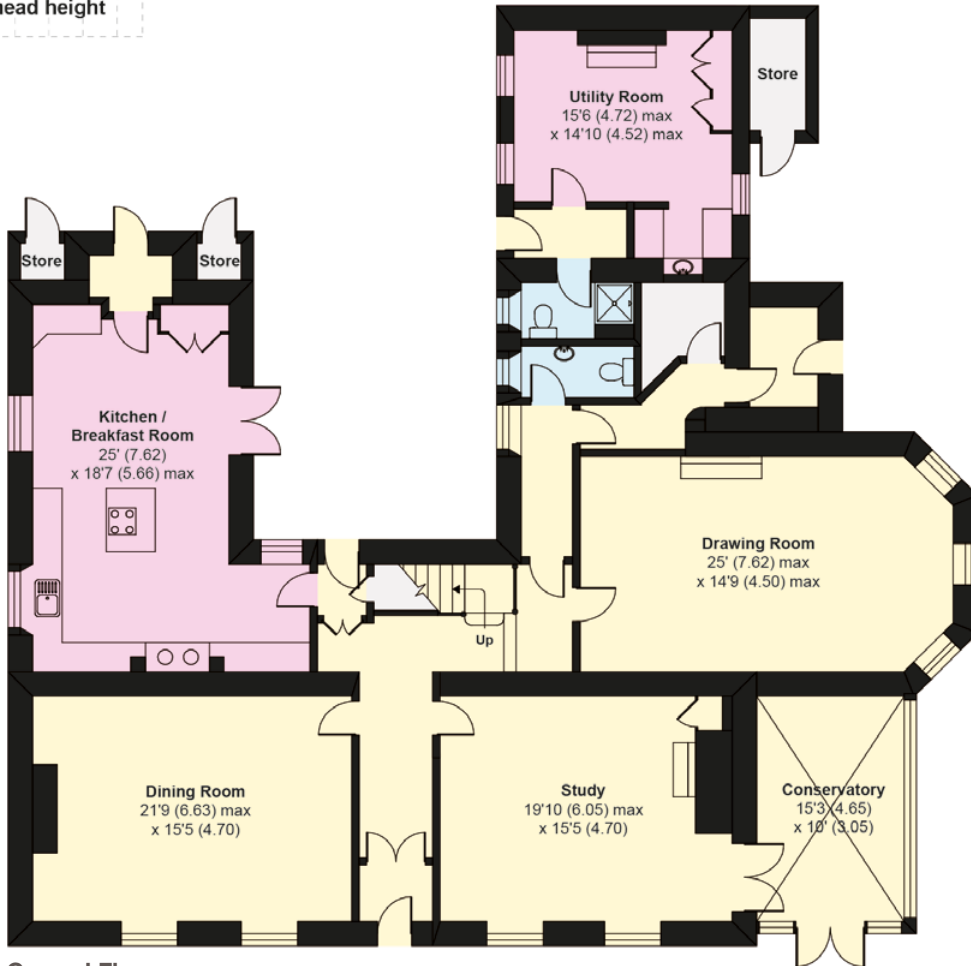
**Approximate Gross Internal Floor Area**  
 4736 sq ft / 439.8 sq metres  
 (excludes restricted head height & external stores)



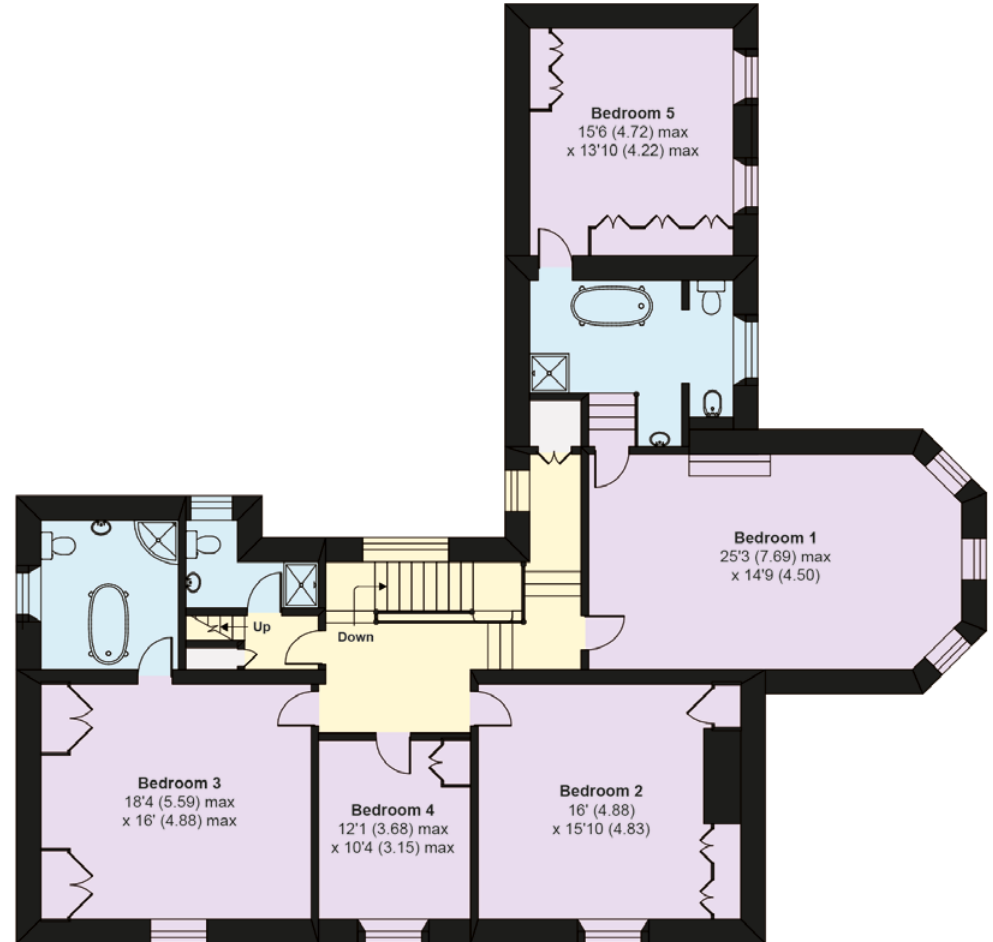
Denotes restricted head height



**Second Floor**



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



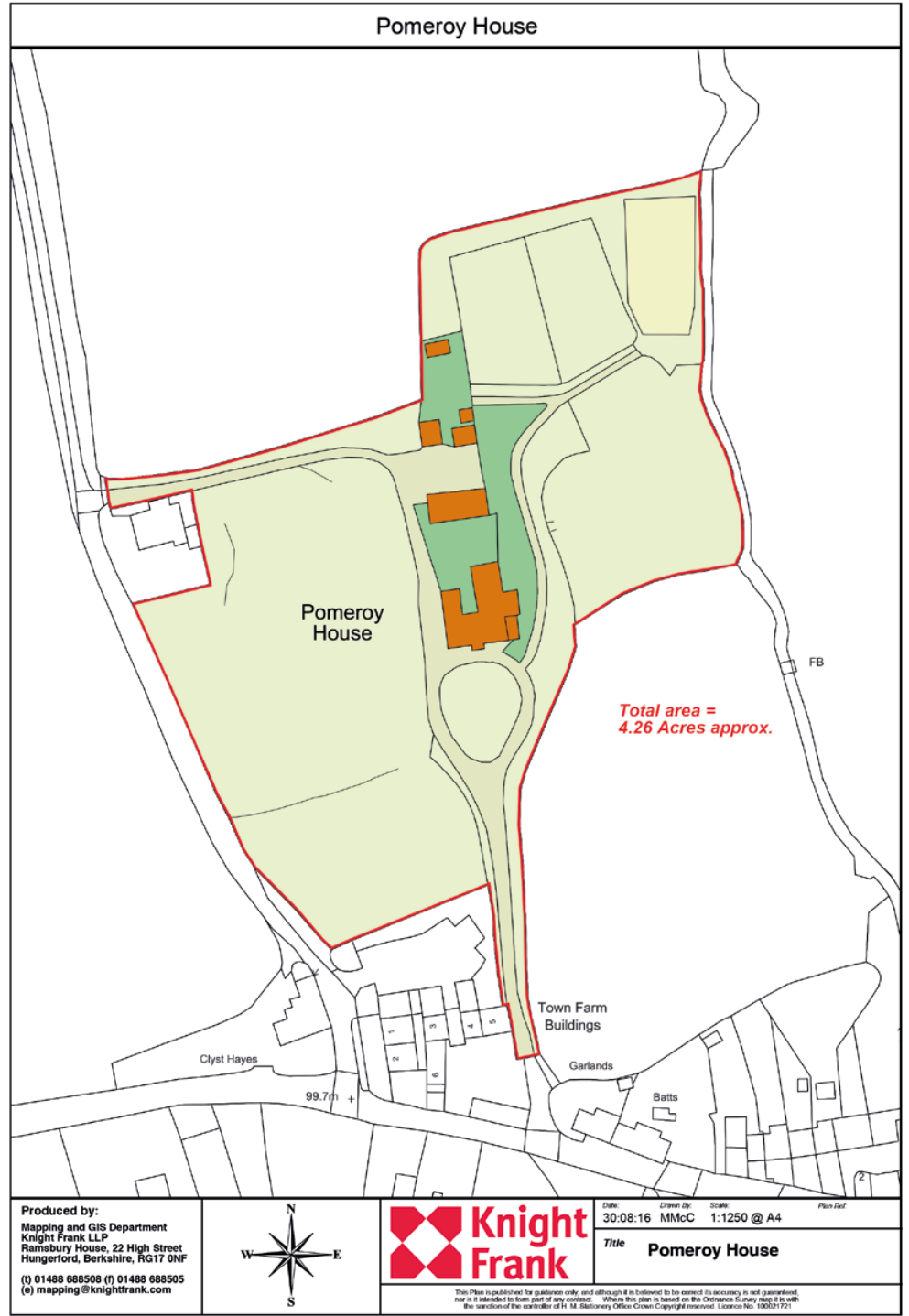


### **Gardens and Grounds**

The gardens and grounds surround Pomeroy House making a very attractive and self-contained package. The formal gardens lie to the south and east, with the walled garden occupying the north east corner of the plot. To the west is a large area of grass that could be used for a variety of different purposes if required.

### **Outbuildings**

Directly to the north of the house is a large thatched building that is currently used as a garage, but would be suitable for a variety of other uses, subject to the appropriate planning permission. There is also a selection of other useful outbuildings.





## Services

Mains water, private draining, oil fired central heating.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local Authority

East Devon District Council.

Tel: 01395 516551.

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## Directions (Postcode EX14 3AJ)

Take the A30 West from Honiton towards Exeter. Turn left onto the B3177 signed to Ottery St Mary, Fairmile and Feniton. Turn left at the T-Junction at the end of the slip road onto the B3177. After 50 yards turn left immediately after the bridge, signed to Gittisham. After ¼ mile take the first left signed to Gittisham and Combe. Proceed into the village of Gittisham and the entrance to Pomeroy House is the second left, set back from the road up a gravel track, before the small village green.

## Viewing

Strictly by appointment only with agents Knight Frank

Tel: 01392 423111

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. ES100017767."

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