



**STAGS**

Cowley Manor









# Cowley Manor

Cowley, Exeter, Devon EX5 5EJ

Outskirts of Exeter ½ mile • Exeter St Davids station 1.5 miles • City Centre 2.5 miles

The major portion of a Grade II Listed Manor House of Tudor origins with stunning gardens, situated close to Exeter

## Situation

Cowley Manor is situated approximately half a mile from the northern outskirts of the cathedral and university city of Exeter and just to the west of the River Exe, and within the Parish of Upton Pyne. The hamlet of Cowley has a garden nursery with cafe plus gastropub whilst other villages in the locality include Upton Pyne have popular pubs. The centre of the city, with all that it has to offer, is less than three miles. Though very close to Exeter there is countryside on the doorstep and a variety of footpaths to take advantage of the delightful rural area near Exeter environs and the Exe Valley.

## Introduction

The property is being sold on behalf of the Executors after many years of family ownership with the property having been well maintained, though now is in need of updating and improvement.

The property, set well back from the road and approached off a sweeping driveway, is Listed Grade II and believed to have 16<sup>th</sup> Century origins, though was remodelled and extended in the 18 and 19<sup>th</sup> Centuries. It is the larger part of the Manor House and appealingly, is on the south side, built of the local Thorverton stone in part rendered, under a slate roof.

What is particularly appealing is many of the rooms are well proportioned with good ceiling heights and there are numerous sash windows with shutters.



- 3,400sq.ft. of well-proportioned accommodation, in need of improvement
- 3 reception rooms, kitchen, 4 bedrooms and 2 bathrooms
- Detached period Coach House and double car port with potential for an annexe (subject to the necessary consents)
- Stunning, partly walled gardens with many mature shrubs and trees.

Overall nearly one acre

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## The House

Front door into **entrance hall** with parquet flooring. **Cloakroom** with tiled floor and historic high level wc and basin. The **dining hall** is at the heart of the house with parquet flooring and two atriums over giving plenty of natural light. Shelved cupboard with ornate overpiece. Open fireplace with attractive mantelpiece. Three archways lead through to a side hall with a range of display cabinets. Gently rising staircase to first floor with carved newel post. The dual aspect **drawing room** faces south and east and has a Victorian bay with sash windows and shutters plus French doors to garden with shutters and an impressive 16<sup>th</sup> Century Thorverton fireplace with a four-centred segmented arch and ovolo moulding. The **study** has two windows with shutters overlooking the attractive rear walled garden. Brick and Raddon stone fireplace with open fire grate. Built-in cupboards. The south facing **kitchen** enjoys an attractive outlook over the side walled garden.

There is an extensive range of cupboards and drawers. Boiler room off. Rear hall with door to garden. Pantry with quarry tiled floor and slate and wooden shelving. Further store cupboard.

The first floor is approached via the attractive, gently rising staircase with dual aspect landing. **Bedroom 1**, a dual aspect room, has two large sash windows with shutters and a sealed fireplace plus **en suite bathroom** with coloured suite and separate shower cubicle (also with door to landing). **Bedroom 2**, a dual aspect room, has two sash windows, high ceiling, wash basin and wardrobe. **Bedroom 3** has a sealed fireplace and wardrobe. **Family bathroom** with coloured suite. **Box room**.

The staircase continues up to the second floor to **bedroom 4** part with sloping ceilings.





## The Grounds

The grounds superbly compliment the house and are divided into three distinct parts. The property is approached via a shared entrance leading on to a private sweeping drive to the front of the house. There is a section that also continues up to the **Coach House** and **car port** with the Coach House providing useful storage / garaging / workshop including an attic over, though offers great potential for an annexe, subject to the necessary consents.

The garden to the east of the house includes the carriage drive with a central lawn with specimen shrubs and trees. It is most secluded with a number of evergreen trees and plants (particularly yew and laurel) shielding the property from the road plus a number of azaleas. There is also a copse area to the rear of the Coach House.

On the south side of the house is a beautiful, partly walled garden with fine clipped old yew hedges with a central path leading through an iron gate on brick pillars up to the west garden. Paved terrace area outside the kitchen with lawns and shrubs, fine wisteria on the house plus four rose beds along with cyclamen and further shrub borders adjacent to attractive old brick walls.

On the west side of the house is a further secluded garden, walled to all sides with a central lawn, large vegetable and soft fruit area plus historic Victorian lean-to **greenhouse**. Extensive shrub borders with a large variety of mature shrubs plus specimen evergreen deciduous trees including liquid amber. There is a circular aged brick path surrounding the lawn.

Overall the property amounts to about **0.9 of an acre**.

## Services

Mains water. Mains electricity. Mains drainage. Gas-fired central heating.

## Directions

From Exeter proceed to Cowley Bridge roundabout and take the A377 towards Crediton, going over the river. The entrance drive to the property is within a third of a mile on the left, just after the church on the left and before the right turn to Upton Pyne.

## Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are a guide only and should not be relied upon for any purpose.

# Cowley Manor

Approx. Gross Internal Floor Area  
315.7 Sq Metres 3399 Sq Ft (Excludes Restricted Head Height & Outbuilding)





