

MOHUNS OTTERY



LUPPITT • HONITON • DEVON





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NR LUPPITT • HONITON • DEVON

Honiton 3 miles • Taunton 15 miles • M5 Motorway Junctions 28 & 27, 12 & 16 miles respectively
Exeter 21 miles • Bristol 65 miles
(All mileages approximate)

A wonderfully situated country estate with beautifully restored and interior designed manor farmhouse, Listed Grade II and substantial range of traditional and modern outbuildings, found in the centre of its own land*

Gatehouse Entrance • Porch • Reception Hall • Dining Room • Study • Drawing Room • Library
Cloakroom • Laundry / Boot Room • Sitting Room • Farmhouse Kitchen with Aga • Conservatory Porch

Galleried Landing • Principal En Suite Bedroom • Five Further Bedrooms • Two Family Bathrooms

Adjoining One Bedroom Cottage • Substantial Cider Barn Providing Three Bedroom Accommodation

Stone Barn Providing Office / Storage and Games Room • Large Hay Barn with Adjoining Stables and Hay Loft Over

Range of Modern Farm Buildings Including Newly Constructed Cattle Barn • Formal Gardens
Carp Pond • Wildlife Lake • Vineyard • Woodland

River Frontage with Single and Double Bank Fishing • Well Fenced and Gated Pastures with Water

Grazing Rights on Nearby Luppitt Common

In all about 92.27 hectares (228 acres)

Taunton Office
8 Hammet Street, Taunton, Somerset, TA1 1RZ
Telephone: 01823 325144
Fax: 01823 325170
taunton@jackson-stops.co.uk



Country Houses and Estates Office
17c Curzon Street, London, W1J 5HU
Telephone: 020 7664 6646
Fax: 020 7664 6645
london@jackson-stops.co.uk

www.jackson-stops.co.uk

SITUATION

Mohuns Ottery is a fascinating and historic manor farm occupying a private setting within the beautiful Otter Valley, which is designated an Area of Outstanding Natural Beauty. Surrounded by its own land and enjoying glorious views over an unspoilt landscape of traditional farmland, the property stands proudly at the end of its own drive, protected by Hartridge Hill and looks down to the River Otter. The property is close to two East Devon villages, namely Upottery and Luppitt, Upottery having a primary school and pub, Church and village hall, whilst Luppitt also has a small pub and historic church. The property is found about three miles from the market town of Honiton famous for its wide high street, lace making, pottery and an abundance of antique shops. The A30, about two miles away, gives easy access to Exeter, with its excellent shopping centre, state and independent schools. Taunton, just over the border into Somerset, also has a good shopping centre, independent schools including Kings and Queens Colleges and Taunton School and Richard Huish Sixth Form College. Other well respected schools, namely Sherborne, Millfield, Blundells and Wellington are all within easy reach.

COMMUNICATIONS AND TRANSPORT

Mohuns Ottery, whilst private and secluded is yet within easy reach of good communications. As previously mentioned the A30 gives access to Exeter and Ilminster where the A303 can be joined within a few miles which links to the M3 and continues to London. The M5 motorway can be joined at Exeter, Wellington and Taunton, providing fast and easy access to Bristol, The Midlands and London. Airports at Exeter and Bristol provide regular flights to Europe, the USA and Canada and ferry crossings for those wishing to travel to the continent are found at Plymouth, Weymouth and Southampton. Honiton has a mainline railway on the Waterloo Line. Taunton also has a mainline railway with the Great Western Service providing fast trains to London, scheduled to arrive at Paddington within an hour and forty five minutes.

SPORT AND RECREATION

The West Country is well known for its ranges of hills and moorland with Dartmoor being the closest, providing superb walking and riding countryside. Similarly Exmoor has endless footpaths and bridleways. For those wishing to sail, Exmouth, Starcross and Torquay offer good sailing and the East Devon coastal towns of Sidmouth, Beer and Lyme Regis have good beaches. For the equestrian enthusiast there is racing at Taunton, Exeter and Wincanton and many Point to Points are held throughout the area. Golf courses are also at hand with Honiton golf course being the closest, others include Taunton, Tiverton, Sidmouth and Woodbury Common Golf and Country Club. For those wishing to shoot, there are a number of commercial shoots on Exmoor and those who fish, apart from the River Otter the River Exe provides good opportunities





THE PROPERTY

This historic farmstead is steeped in history, there having been a house on the site traced back to Doomsday when it was known as "Otri". The Carew family acquired the Manor of Mohuns Ottery via marriage and established a large house and park. The medieval manor was then replaced by a Tudor residence during Sir Peter Carew's occupation and in 1868 the house was rebuilt.

Perhaps the most fascinating of all is the former mid sixteenth century gatehouse where now only the ground floor remains. However, it exhibits some beautiful arches, Renaissance carvings and certain heraldic devices can still be seen in the coat of arms of the Carew family.

The recessed porch with its nineteenth century panelled doorway has Peter Carew's initials carved in the spandrels above. Being Listed Grade II*, the

property has in recent years been refurbished and beautifully decorated and now provides an extremely comfortable country home. The accommodation offers particularly good reception space with a formal dining room with a cut stone fireplace, a panelled study with bookcases and cupboards and a fireplace. In addition there is a drawing room with a magnificent fireplace and a library fitted with floor to ceiling bookcases. There is a further family sitting room and the kitchen enjoys glorious views and has a magnificent fireplace with a four oven Aga with adjoining module.

In addition to the main house there is an adjoining one bedroom guest cottage in the north wing and a substantial cider barn which provides similarly decorated four bedroom ancillary accommodation. The cider barn is believed to have one of the largest fireplaces in Devon and is thought to have been found in the original kitchen to the manor. A grassed quadrangle

which is surrounded by former cow shippens provides a good entertaining area and is found together with a further substantial stone barn which provides garaging, general storage, office accommodation and games room on the first floor.

It is the position of Mohuns Ottery that makes it so special with the drive sweeping down in front of the property and, on its way, passing a courtyard of ancient barns known as Ox Court. These could be easily developed to provide a stable yard and further substantial hay barn, with an adjoining barn divided to provide stabling and impressive loft area over. The productive and well maintained land is well fenced and together with river frontage and an area of woodland, the property provides all the elements of a small sporting estate. In addition to the farmland, Mohuns Ottery enjoys grazing and other rights on the nearby Luppitt Common.



ACCOMMODATION

The enchanting entrance into Mohuns Ottery leads through the remains of the original Gate House and has a flagstone path leading up to the:

Entrance Porch: With beautiful carved archway displaying the carved stone 'P C' for Peter Carew and the original panelled door into the:

Reception Hall: A room in itself with a further glazed door leading out into the courtyard, turning staircase to the First Floor and doors leading to the:

Dining Room: A well-proportioned room with cornice, fireplace with high stone mantelpiece and Jetmaster grate and recessed storage cupboard.

Study: Completely wood panelled incorporating low level cupboards and bookcases set either side of a handsome cut stone fireplace with wood burning stove.

Drawing Room: Has a magnificent fireplace with cut stone surround, has a large wood burning stove, windows and French door looking out onto the quadrangle, cornice and a door leading into the:

Library: Is beautifully fitted with floor to ceiling bookcases along one wall and has a door leading up to the principal Bedroom.

Inner Hall

Cloakroom: With Burlington wash basin, WC.

Laundry / Boot Room: With deep Shaws sink with wood block drainers and surfaces to either side, range of wall shelves, coat hooks, shoe racks and a floor mounted oil fired boiler. A further door leads out into the courtyard.

Sitting Room: With handsome fireplace and wood burning stove, low level cupboards with bookcases over and window overlooking the front garden.

Kitchen: A beautifully light room facing east and south and fitted with range of panel fronted cupboards with deep wooden surfaces and drainers incorporating a Miele dishwasher and good storage cupboards and drawers, lime stone tiled floor with under floor heating, range of open wall storage shelves and a concealed Liebherr larder refrigerator. A magnificent fireplace with stone corbels and old oak beam creates a perfect place for the dark blue four oven Aga with adjoining electrical module providing further ovens and four ring hob. A door from the kitchen leads out to the:

Conservatory Entrance: Which lies to the east side of the house and gives access to the cottage.











FIRST FLOOR

Landing: Doors leading either side to:

Bedroom: The larger of the two front bedrooms having a recessed cupboard, window overlooking the front garden.

Bedroom: On the opposite side has two recessed cupboards and a window looking onto the garden.

Principal Bedroom: With two windows enjoying lovely outlooks, wall of built-in cupboards providing excellent hanging and shelved storage space and inner lobby with stairs down to the library and doors leading in to the:

En Suite Bathroom: Which is beautifully fitted with a double shower with travertine tiles, two round wash basins set upon an antique table, lights over and a deep square ended free standing bath, recessed shelves and heated towel rails, wooden floor.

Single Bedroom: Leads off the main landing with recessed linen cupboard.

Inner Landing

Family Bathroom: With two wash basins set within a travertine top with storage shelves below, WC, panelled bath also with travertine surround and a double tiled shower cubicle, wooden floor.

Bedroom: With glorious views to the south.

Bathroom: With a wooden floor, panelled bath, WC and Heritage wash stand.

Guest Bedroom: A beautifully light and spacious room with windows to the east and south.

THE COTTAGE

The cottage has a: **Kitchen / Dining Area:** With a door leading out into the courtyard and a staircase leading up to the first floor. There is also an offset: **Sitting Area:** With fireplace. **FIRST FLOOR Bedroom:** Spacious, light and airy and adjoining: **Bathroom:** With WC, wash basin and panelled bath.



- Main House
- Guest Cottage

Gross internal area (approx.)
Main House: 579 m² (6,231 ft²)

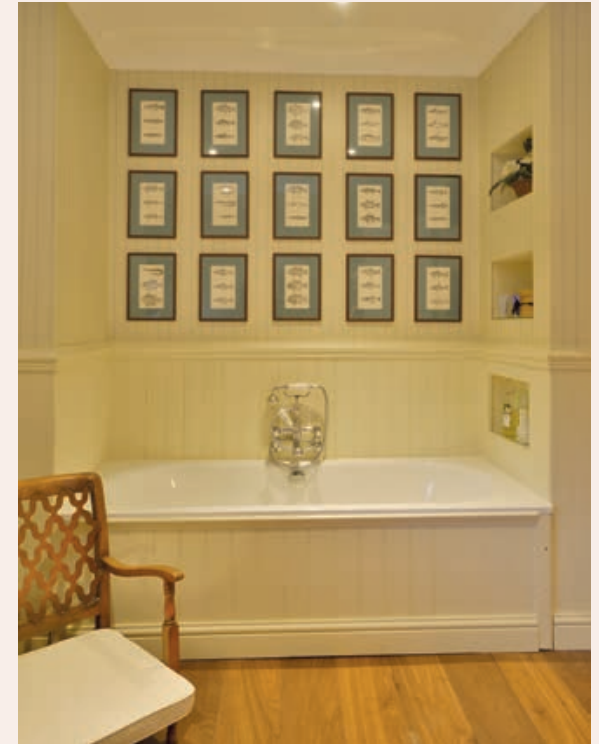
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First floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



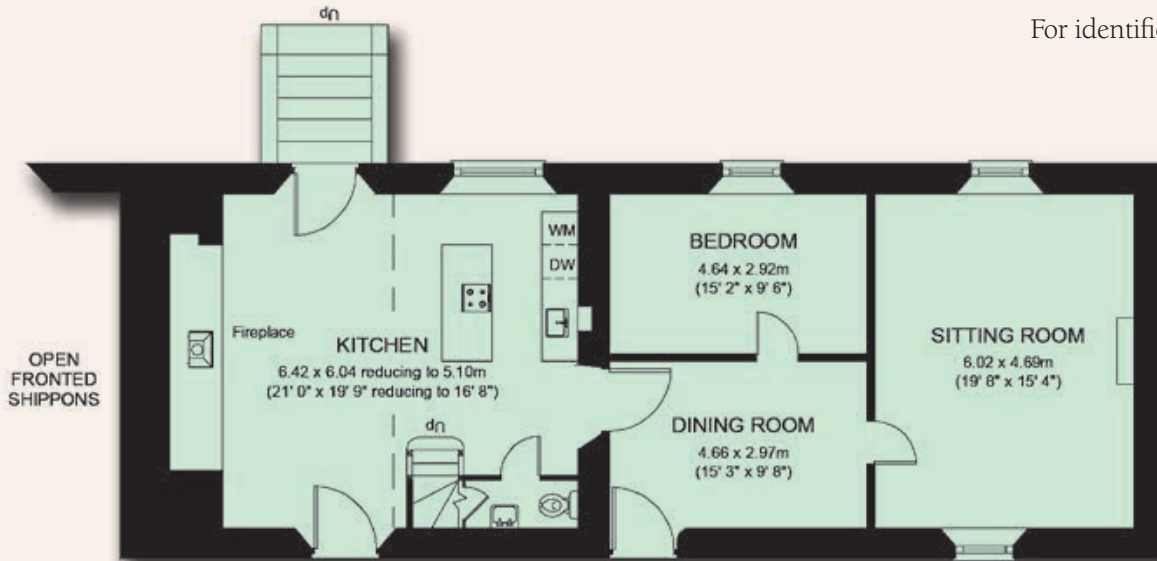
CIDER BARN

The Cider Barn provides great living space with magnificent fireplace with large Jetmaster grate and well fitted **Kitchen Area** with a central island with inset Flavel range cooker with five ring hob and large oven and range of panel fronted floor mounted cupboards, incorporating a deep sink with wooden work surfaces and draining board and good wall storage shelves. There is a **Cloakroom** with WC and wash basin and a door leading through to a **Dining Hall** with a door out to the Courtyard and a door through to the **Bedroom**, with glorious views. The **Sitting Room** has wooden floor and exposed ceiling beam. A staircase leads up to a galleried landing, which has a door leading through to an **Inner Hall** to the second large **Bedroom** with lovely views and exposed ceiling timbers, a further **Bedroom** having similar views and exposed ceiling timbers. The **Bathroom** is well fitted with wash basin set into a wooden wash stand, WC, panelled bath with shower attachment.

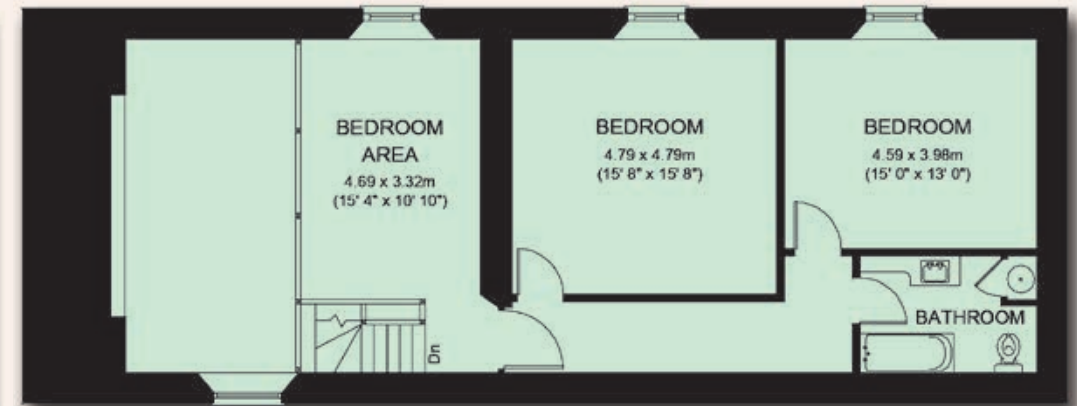


Gross internal area (approx.)
Cider Barn: 176 m² (1,894 ft²)

For identification purposes only - Not to scale



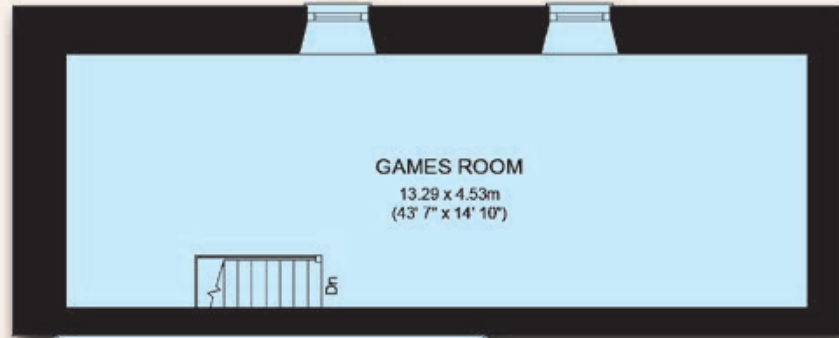
Ground floor



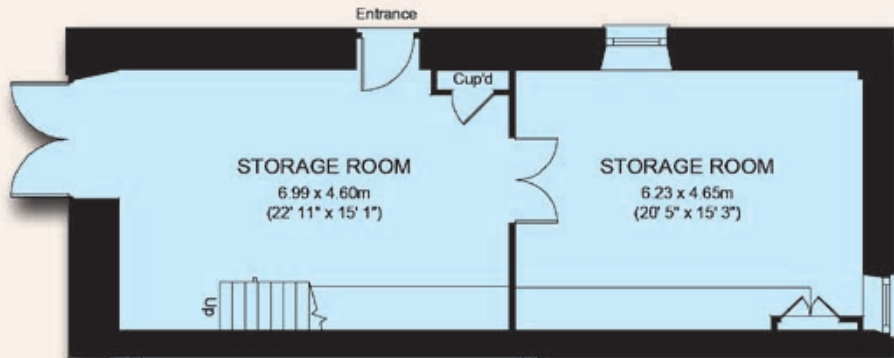
First floor

- Games and Storage Barn
- Open Fronted Shippons

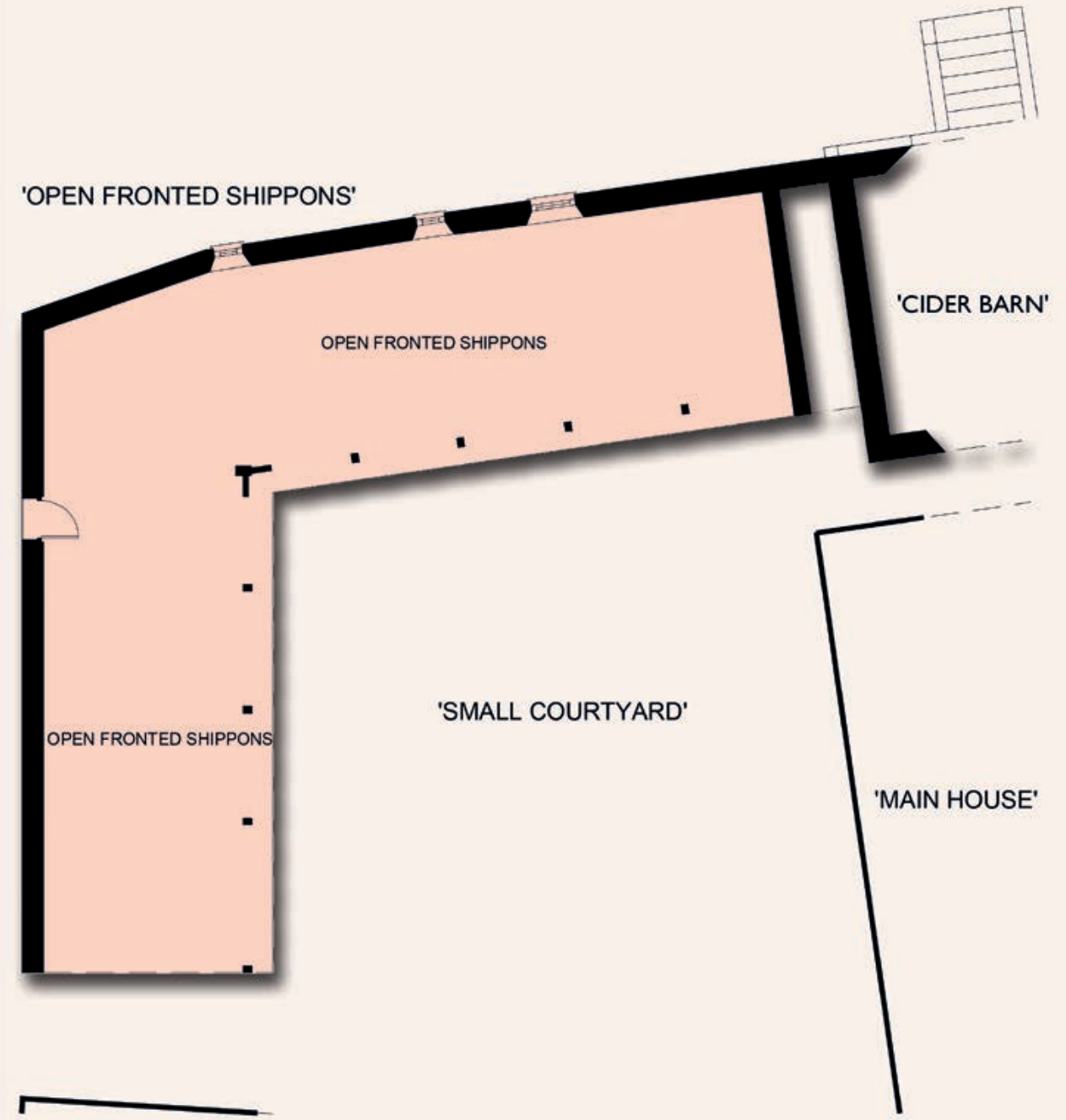
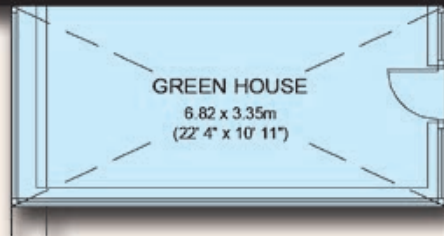
Gross internal area (approx.)
 Games and Storage Barn: 122 m² (1,313 ft²)
 Open Fronted Shippons: 128 m² (1,377 ft²)
 For identification purposes only - Not to scale



First floor



Ground floor







OUTSIDE

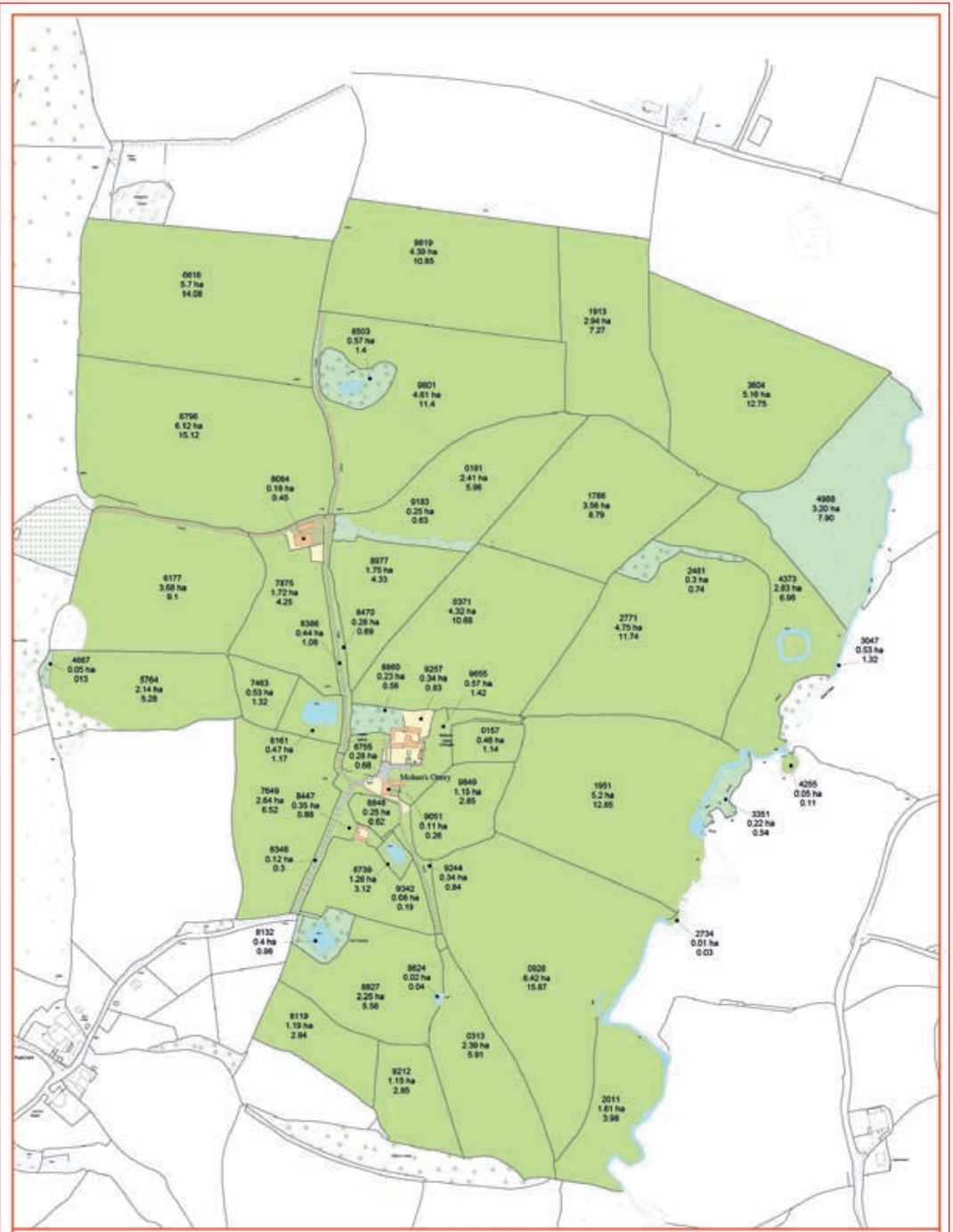
A long private drive leads down to the property with lawned areas to either side and opens out into ample **Parking** at the front of the house. The former **Gatehouse** provides an intriguing entrance and path which leads into the front of the house with garden walls and well stocked flower beds. **Enclosed Lawned Gardens** lie at the side of the main entrance and to the other side a **Traditional Glass House** is found. The gardens to the east are lawned and provide sitting out areas and fall away to the **Vineyard**, which includes a variety of grapes, including Regent, Pinot Noir and Bacchus. A delightful **Inner Quadrangle** surrounded by former cow shippens provides an ideal entertaining area.

THE LAND

Mohuns Ottery is being sold with approximately 92.27 hectares (228 acres) which includes Seven Fields of varying sizes to the south. Close to the entrance a rookery is found, with large original Carp Pond. The fields extend to the east where the River Otter creates the boundary and includes single and small stretch of double bank Fishing. An area of Woodland, mainly poplars, extends to about eight acres and is found on the north eastern most boundary. The land extends round to the north of the farmstead with well hedged, fenced and gated Pasture Fields, a further area of woodland, further wildlife pond surrounded by native trees with an under canopy of laurel. All the fields are provided with water from the private supply.

OUTBUILDINGS

The substantial stone built Hay Barn with slate roof measures internally 14m x 5.10m, has double doors, halogen lighting and power points and is joined by a further general purpose Storage Barn and a Stable Barn, which overall measures internally 23.29m x 4.34m, which at present is divided into four Loose Boxes, Feed Store and doors leading out into an enclosed Stable Yard. A further courtyard of Barns known as **Ox Court** has its own drive and would make an ideal stable yard. Immediately to the side of the house there is a Single Storey Barn providing a good fuel store, with oil storage tanks and **Garden Implement Store**. The drive leading into the farm divides and continues to a collection of modern buildings including a five bay **Dutch Barn**, a **Covered Yard** and a newly built **Cattle Barn** well equipped with appropriate furniture, measuring 150' x 45' (five bay), all set away from the house. Full Planning Permission has also been granted for an additional cattle barn measuring 60' x 40'. **In all the grounds amount to about 92.27 Hectares (228 Acres).**



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Drawing No.K3835 Date 30.03.2011

Mohun's Ottery
Scale 1:6000
@A4



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OTHER INFORMATION

SERVICES

Mains Electricity. Private Water and Drainage. Oil fired central heating in the Main House; electric heating in the Cottage Annexe and Cider Barn.

Electricity and telephone lines have been placed underground.

LOCAL AUTHORITY

East Devon District Council,
Knowle, Sidmouth, Devon, EX10 8HL
Tel: 01395 516551

IMPORTANT NOTICE Jackson-Stops & Staff give notice to anyone reading these details:- (1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract. (2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts. (3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. (4) The photographs appearing in this brochure show only certain parts and aspects of the property at the time the photographs were taken. Certain aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property, which are not shown in the photographs. (5) Any area measurement or distances referred to herein are approximate only. (6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. (7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office. **Details prepared:** January 2014 **Photographs taken:** December 2013. **Kingfisher Print and Design** 01803 867087.

TAX BAND

House Band: G
Cottage Band: D

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to, and with the benefit, of all rights of way either public or private. A public bridleway extends along the drive to the property and then follows the unmade track past the modern farm buildings.

FAST FIND

54967

SINGLE FARM PAYMENTS

The agricultural land is registered with the Rural Payments Agency for the purpose of the Single Payment Scheme. Further information is available on request from the Vendors' Agents regarding the current payment.

FIXTURES AND FITTINGS

Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

DIRECTIONS: (EX14 4TS)

FROM LONDON travelling on the A30 and approaching Honiton, approximately 200 yards after the village of Monkton, turn right signposted to Luppitt. Continue over small hump backed bridge, bearing right and continue along this lane for approximately a mile and a half, passing the entrance to Halsdon House and Cottage on your right hand side and then take the next right turn at a small grass triangle. Continue along this lane passing Pound Farm on the left and continue signposted to a dead end road. Follow on this lane until reaching the entrance drive to Mohuns Ottery.

FROM THE M5 leave at Junction 29 and take signs to Honiton, continue on the A30 for about 12 miles, bypassing Honiton, and look out for a Little Chef restaurant on the right. Turn left after a short distance, signposted to Luppitt, continue directions as from London above.

VIEWING

By prior appointment with the sole agents Jackson-Stops & Staff, Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ. Tel: 01823 325 144.

