

THE WHITE HOUSE

WHIMPLE • DEVON





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Exeter 10.7 miles • Honiton 8.1 miles • Exeter Airport 6.4 miles
Exeter to London Paddington approximately 2 hours
(Distances and time approximate)

A most exceptional home of the highest quality throughout

Accommodation and amenities

Reception hall • Drawing room • Family room • Kitchen/ breakfast room • Dining room • Sun room
Office • Games room • Utility room • Indoor swimming pool • Boot room
Entertainment suite including home cinema, bar, billiards room

Master bedroom suite with two bathrooms and two dressing rooms with access to private dressing area
Two further bedroom suites with dressing room and en-suite bathroom
Three further bedrooms with en-suite bathrooms

Gymnasium • Shooting range • 10-bay garage with display area

Tennis court • Volleyball court • 9-hole golf course • Squash court • Badminton court and games area

Helicopter landing pad

Extensive range of buildings to include workshops, stores and offices

Superb landscaped gardens and parkland with lakes and ponds

In all about 28.12 acres (11.38 hectares)

For Sale Freehold



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

- The White House occupies an outstanding setting in a superb location in East Devon, almost equidistant between Exeter and Honiton.
- The house is positioned in the centre of its own land and enjoys excellent views over its landscaped gardens, grounds and open countryside beyond.
- The Cathedral City of Exeter is approximately 10 miles away and offers a superb range of business, recreational and shopping facilities.
- There is an excellent rail link from Exeter to London Paddington and the rest of the United Kingdom with the faster trains to Paddington taking approximately 2 hours.
- For those looking for schools in the area, there is a good range of state and private schools close by which include in Exeter, The Maynard Girls School and Exeter School and at Tiverton, there is Blundell's. Colyton Grammar School is also within an easy drive.
- Exeter International Airport is about 7 miles away and Bristol Airport about 70 miles, both offering a comprehensive range of flights to domestic and international destinations.
- There is excellent walking and riding in the surrounding countryside and golf is available at nearby Woodbury Park if you choose not to play at home.





The White House

- The White House is a magnificent property built in 2010 to an exceptionally high standard.
- It extends in all to about 22,000 sq ft within the main house plus a further extensive range of ancillary buildings and stores.
- The house sits in the centre of its land which extends in all to about 28.12 acres of landscaped gardens and your own private 9-hole golf course.
- The house is built to an exceptionally high standard and is of rendered elevations below a tile roof.
- It is rare that a property of this quality and size becomes available, particularly in the South West, and viewing is highly recommended to appreciate the quality of the whole property.
- The whole house has an incredibly light and spacious feeling with lovely open windows making most of the position and views.
- The ground floor reception rooms are exceptional with the magnificent drawing room and sitting room either side of the reception hall.
- The large family room connects through to the superb kitchen breakfast room and beyond this is the remainder of the ground floor accommodation.
- The house is very well laid out so that most rooms are interconnected via a series of double doors. There is also easy access from most of the rooms to the outside terraces.
- Other rooms on the ground floor include the office, games room, the circular dining room and the indoor swimming pool.













- There are a total of six bedrooms suites with the master bedroom having twin dressing rooms and twin bathrooms together with an extensive dressing area on the top floor, accessed from this bedroom and the landing.





- On the lower ground floor, the entertainment facilities are superb with a large cinema and party room, a bar area and billiards room.
- The whole house has been built using the most modern facilities with Category 6 cabling throughout; air conditioning in a number of rooms and the lower ground floor, full security and surveillance system, computer controlled lighting systems and other facilities.



- Connected to the main house is the 10-bay garage, a superb construction in its own right and it has a separate display area for individual cars which can be viewed from your office and other parts of the house.



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

Approximate Gross Internal Floor Area

Main House = 2,036 sq m (21,909 sq ft)

Shooting Range = 93 sq m (1,000 sq ft)

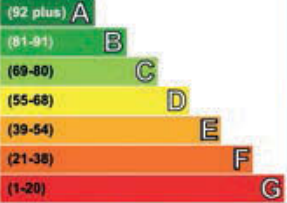
Garage Block = 362 sq m (3,895 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Energy Efficiency Rating

Very energy efficient - lower running costs

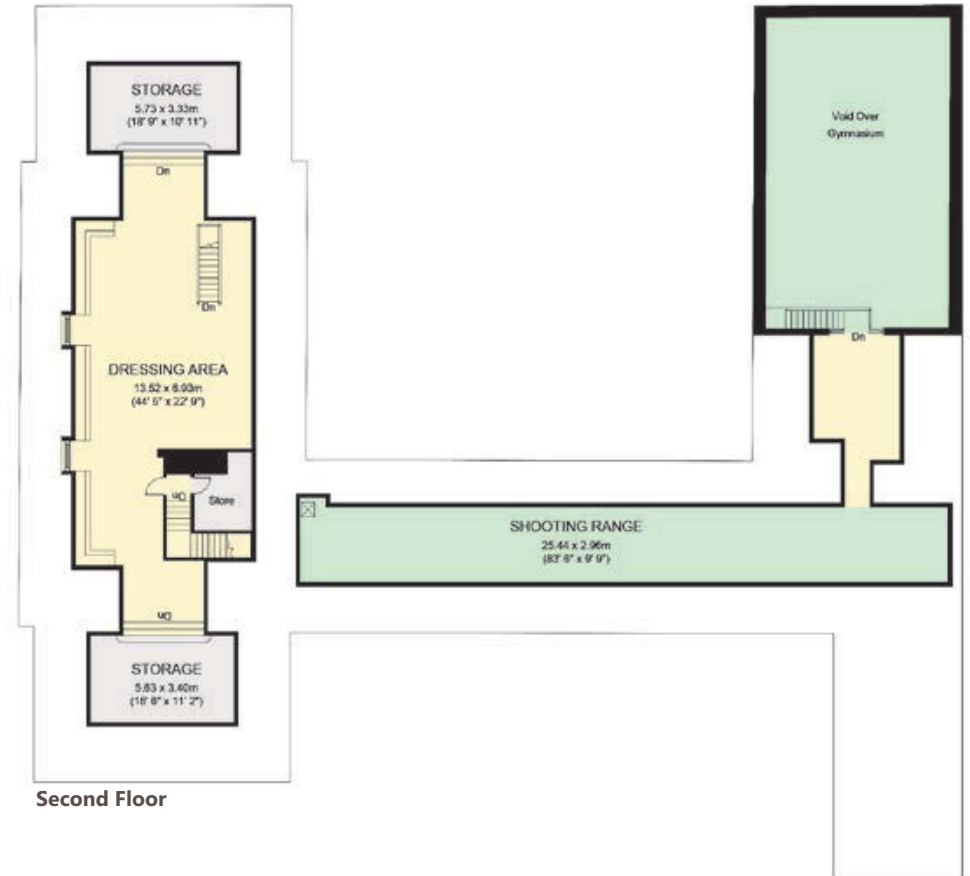


Not energy efficient - higher running costs

Current	Potential
69	73



First Floor



Second Floor





Gardens and grounds

- These are quite delightful and completely surround the property. All grounds have been painstakingly landscaped and designed to create lovely gardens and entertaining areas close to the house and beyond that, the 9-hole golf course surrounding the rest of the property.
- To the south west of the house is the outdoor tennis court with its all purpose astro turf surface, the beach volleyball court and the helipad.











Outbuildings

- There is an extensive range of buildings at The White House to include various workshops, machinery and tractor garaging and store areas.
- The main building is used as a helicopter hangar and there are further ground keeping buildings beyond this.

Sporting equipment

- Within the main building there is a full size squash court, badminton court, gym and exercise area and within the house, there is the full length shooting gallery on the very top floor.







Services and specification

- Mains water, private drainage, oil fired central heating. Under floor heating to all downstairs rooms. Electric Aga and separate gas hob.
- Air conditioning in gym, games room, cinema and billiard room.
- Category 6 cabling throughout.
- Systems in place to control all lighting internally and externally via computer or tablet/mobile phone.
- Integrated surveillance alarm and fire system.
- Turntable in the garage with reinforced concrete floor and specialised tile floor in main garage.
- Integrated sound system within the house, specially plastered into the ceilings and walls.
- Media server connects to a Pronto system.
- Three separate air venting systems in the house allowing full circulation with air exchanges in each room.
- Four supplies of mains water to ensure full house pressure and private bore hole.
- Satellite TV and broadband connected throughout the whole property.
- Within the home cinema there are sub woofers in the floor under the plinth wood surround sound system.
- Externally on the terraces there are gas points on the patio for barbeques and outdoor heaters.
- Within the garage all accesses have automatic doors with auto lights and music throughout.
- Within the workshop there is an inspection pit.
- Irrigation within the walled garden area.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

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, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Tenure

Freehold.

Local authority

East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL
Tel: 01395 571 500.

Council tax

Band H.

Helicopter coordinates

SY054962



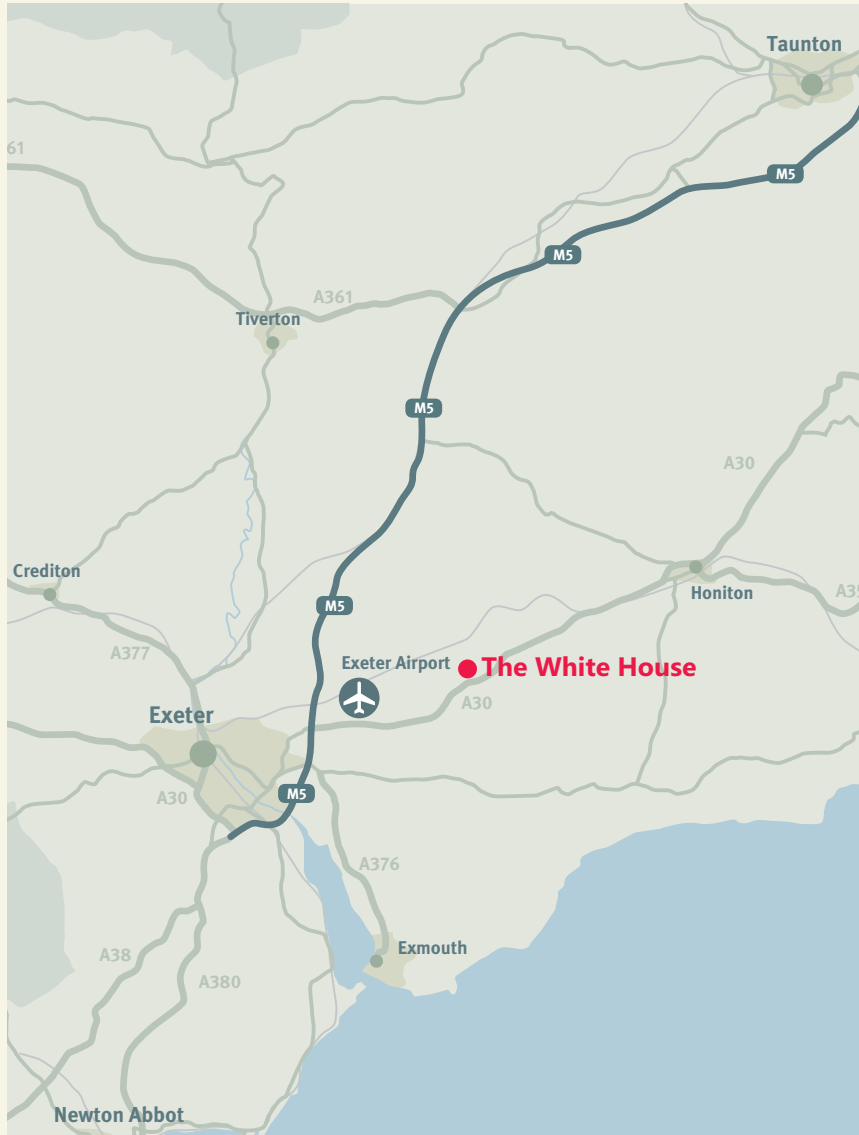
Directions (Postcode EX5 2PT)

From Exeter proceed eastbound on the A30 to the Daisy Mount junction towards Ottery St Mary. At the bottom of the slip road take the first exit left towards Whimble. Follow this road for a short distance taking the first turning right which is signed Fairmile and

Larkbears. The entrance to The White House will then be found on the left hand side.

Viewing

Viewing is strictly by prior appointment only via Knight Frank LLP.



Knight Frank LLP

55 Baker Street
London W1U 8AN

Tel: +44 20 7861 1065

james.crawford@knightfrank.com

Knight Frank LLP

19 Southernhay East
Exeter, Devon EX1 1QD

Tel: +44 1392 423111

william.morrison@knightfrank.com

www.knightfrank.co.uk

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Photographs dated: September 2013.

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