

THE SANCTUARY

SHOBROOKE • CREDITON • DEVON





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SHOBROOKE • CREDITON • DEVON • EX17 1BG

Shobrooke about 1.8 miles • Thorverton about 2.8 miles • Crediton about 4 miles
Exeter about 7 miles • Tiverton about 9 miles
(Distances are approximate)

MAIN HOUSE

Entrance hall • Reception hall • Drawing room • Dining room • Billiard room • Conservatory • Sun room
Snug • 2 Studies • Large kitchen/breakfast room with Aga • Utility room • Boot room • 2 Cloakrooms
Indoor swimming pool and gym • Changing rooms • Shower room • Plant room

Galleried landing • Principal bedroom with dressing room • 10 further bedrooms • 6 bathrooms (4 en suite)
Laundry room • Rear landing and 3 staircases • Cellar

GATE LODGE

Sitting room • Dining room • Kitchen • 3 bedrooms • Bathroom

OUTBUILDINGS

Traditional 2 storey outbuildings adjoining the house creating an enclosed courtyard

Staff flat with Sitting/Dining room • Kitchen • Bedroom suite • Home office • Games room

Extensive secure garaging for numerous cars • 6 stables

Workshops and stores with potential for alternative use (subject to the necessary consents)
Detached former Victorian dairy

EQUESTRIAN FACILITIES

American style covered stable yard with extensive stabling
150ft indoor riding arena • Tack room • Feed stores

GARDEN AND GROUNDS

Beautifully landscaped gardens including lawns • Two walled gardens including kitchen garden
Croquet lawn/former grass tennis court • Grade II listed 'crinkle crinkle' wall

Mature parkland with fine specimen trees • Paddocks • Woodland

In all about 60.72 acres (24.57 hectares)

A beautiful and imposing country house occupying an elevated parkland setting above the Exe Valley in Mid Devon.



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SITUATION

The Sanctuary is set in an elevated, south facing position, between the villages of Thorverton and Shobrooke in Mid Devon, enjoying far-reaching views across the Exe Valley to Dartmoor in the distance. The property is well located, having easy access to Exeter, Tiverton, Crediton & communication links, whilst also being surrounded by some of Mid-Devon's most beautiful and unspoilt countryside. Shobrooke to the west has a popular pub, the Red Lion, and there is also Shobrooke Park, a historic country estate, open to the public, with a series of footpaths, a fishing lake, and grassy amphitheatre, often used for live music on summer nights.

Thorverton to the east, has a church, two pubs and an excellent farm shop. It also has an excellent primary school,

whilst Exeter and Tiverton also offer a good selection of state and private schools, including Exeter School and The Maynard School in Exeter, as well as Blundell's in Tiverton. There is also the Queen Elizabeth Academy at Crediton, which is highly rated.

Communication links to the area are good, with the M5 Motorway accessed at Tiverton or Exeter. There are two mainline train stations in Exeter and also a station at Tiverton Parkway providing regular direct links to London Paddington in about two hours. Exeter International Airport has an ever increasing number of flights to UK and international destinations, including a daily flight to London City Airport.





DESCRIPTION

The Sanctuary is a wonderful period home of good proportions. It is not listed and has been restored and extended in recent years, providing excellent accommodation over two floors, ideal for entertaining and family living. Set in the centre of its own land, and with the gate lodge protecting the drive, the setting is exceptional. The property has red brick elevations with Ham Hill stone surrounds and is predominantly south facing enjoying the views across the adjoining pasture and rural countryside in the distance.

That house is approached from the southwest through brick and stone pillars and a pretty tree lined driveway which leads to the front of the property. The entrance hall leads into the reception hall, which, in turn gives access to the principal reception rooms. These include the panelled billiard room, which has a triple aspect. The drawing and dining rooms have bay windows and are separated by the staircase and sun room, the latter having doors and steps leading to the gardens, and have wonderful views across parkland in front of the house.

Overlooking the enclosed cobbled courtyard is the conservatory, accessible from the study, which also leads to the snug. Beyond is the superb kitchen/breakfast room which was sympathetically built by the current owners complementing the original property. This space forms the heart of the house and has a triple aspect and doors that lead out to the gardens. There are fitted units with a large central island, integral appliances and electric Aga. The size of the room allows for a long refectory table and a separate area for soft seating. A staircase from the kitchen leads to the first floor and there is access to a second study which is also accessible from the staircase hall. To the rear of the building, there is a large boot room with separate cloakroom and utility room.

On the first floor level, the galleried landing gives access to two principal bedrooms, both enjoying a southerly aspect and bay windows. One has an en suite bathroom with separate shower, the other has a dressing room with fitted cupboards or wardrobes. Across the corridor is a further bedroom, used as a second dressing room which connects to an en suite bathroom.

The west wing has 4 further bedrooms with the use of a family bathroom. The east wing, which includes the sympathetic extension, includes four additional bedrooms, two with en suite bathrooms, a second family bathroom, and a separate laundry room.

An indoor swimming pool/gym area can be accessed via a staircase from the kitchen. This wonderful space has triple aspect and doors leading to the enclosed terrace and lower garden. There are changing rooms, shower and separate plant room.







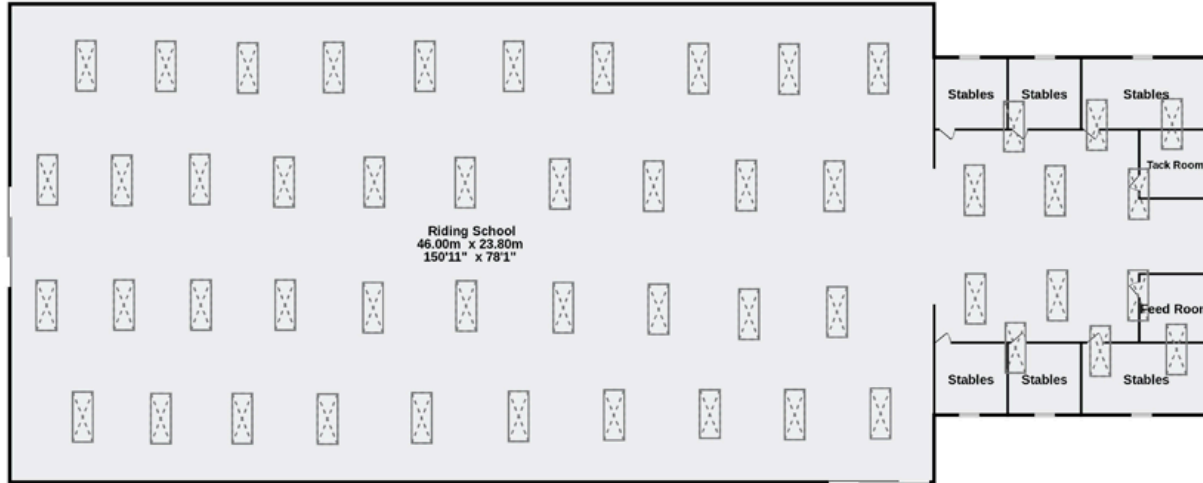




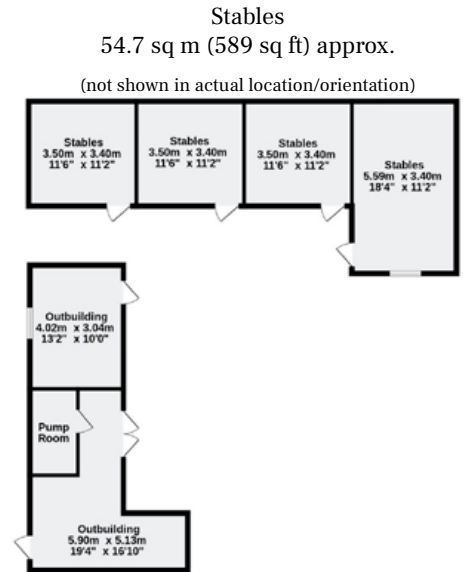




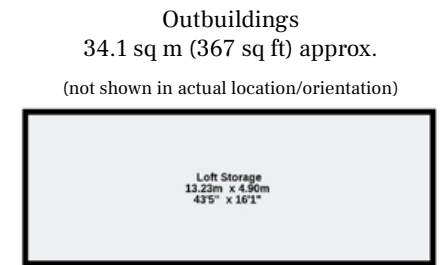




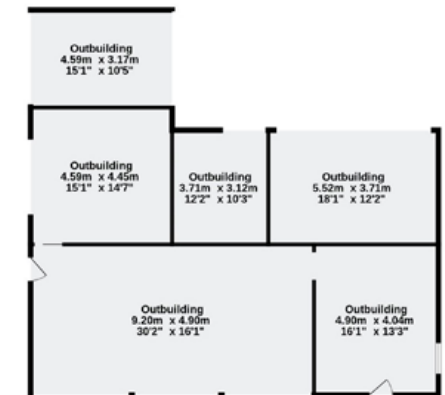
Riding School and Stables
1340.2 sq m (14425 sq ft) approx.
(not shown in actual location/orientation)



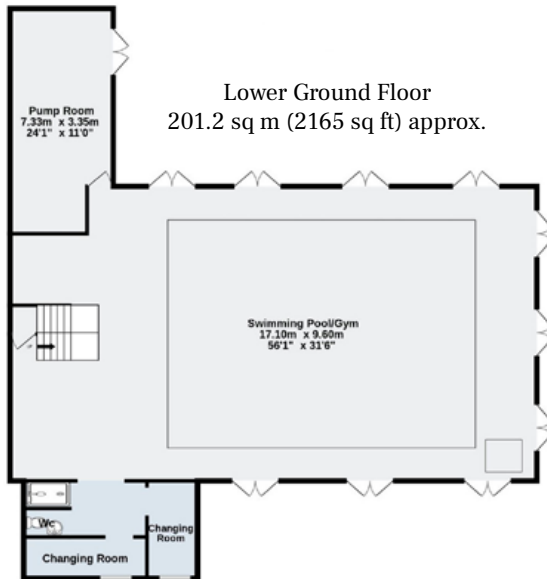
Stables
54.7 sq m (589 sq ft) approx.
(not shown in actual location/orientation)



Outbuildings
34.1 sq m (367 sq ft) approx.
(not shown in actual location/orientation)



Cellar
58.0 sq m (625 sq ft) approx.



Lower Ground Floor
201.2 sq m (2165 sq ft) approx.



The Lodge Ground Floor
31.7 sq m (341 sq ft) approx.
(not shown in actual location/orientation)



The Lodge First Floor
38.5 sq m (414 sq ft) approx.
(not shown in actual location/orientation)

Outbuildings with Loft
196.8 sq m (2118 sq ft) approx.
(not shown in actual location/orientation)



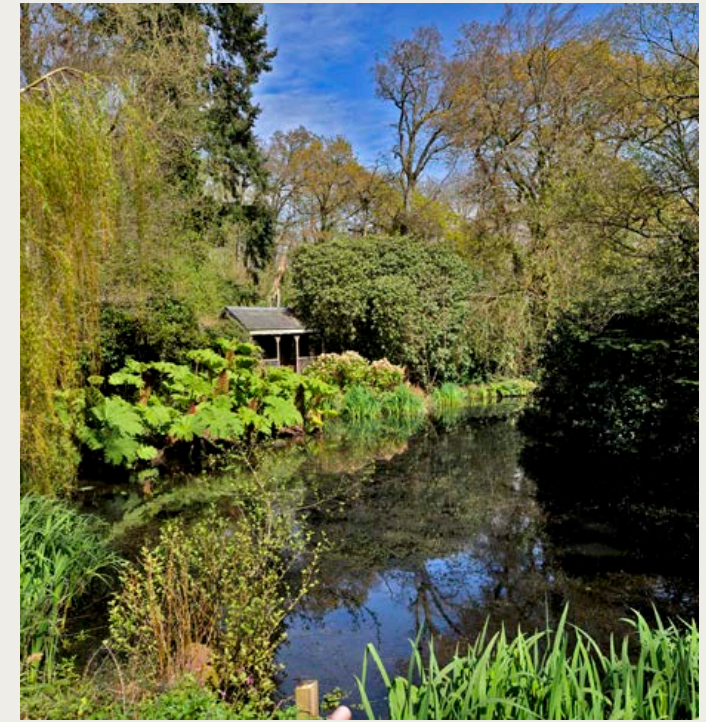
OUTBUILDINGS

There are an extensive range of outbuildings at The Sanctuary. A large proportion are original and many of which are two storey and linked to the house creating a lovely enclosed courtyard. This outbuilding includes numerous stores, stables and workshops. There is also secure garaging for numerous cars, accessible from both the courtyard and the driveway. At ground floor level, there is a self-contained flat with a sitting/dining room, kitchen, bedroom and en suite bathroom beyond. The first floor is accessed by two staircases and includes a games room and an office which links with a series of storerooms. This space (subject to the necessary consents) could be used for

further accommodation if required. A covered walkway which leads through to the gardens and walled kitchen garden links the outbuilding to the property where there are two further stables/outbuildings and a boiler room.

The drive continues past the house and traditional outbuildings reaching a former Victorian dairy, which has a series of ground floor rooms and loft storage above. This has a lapsed planning permission to convert to office accommodation with car parking (Ref. 08/01861/Full).





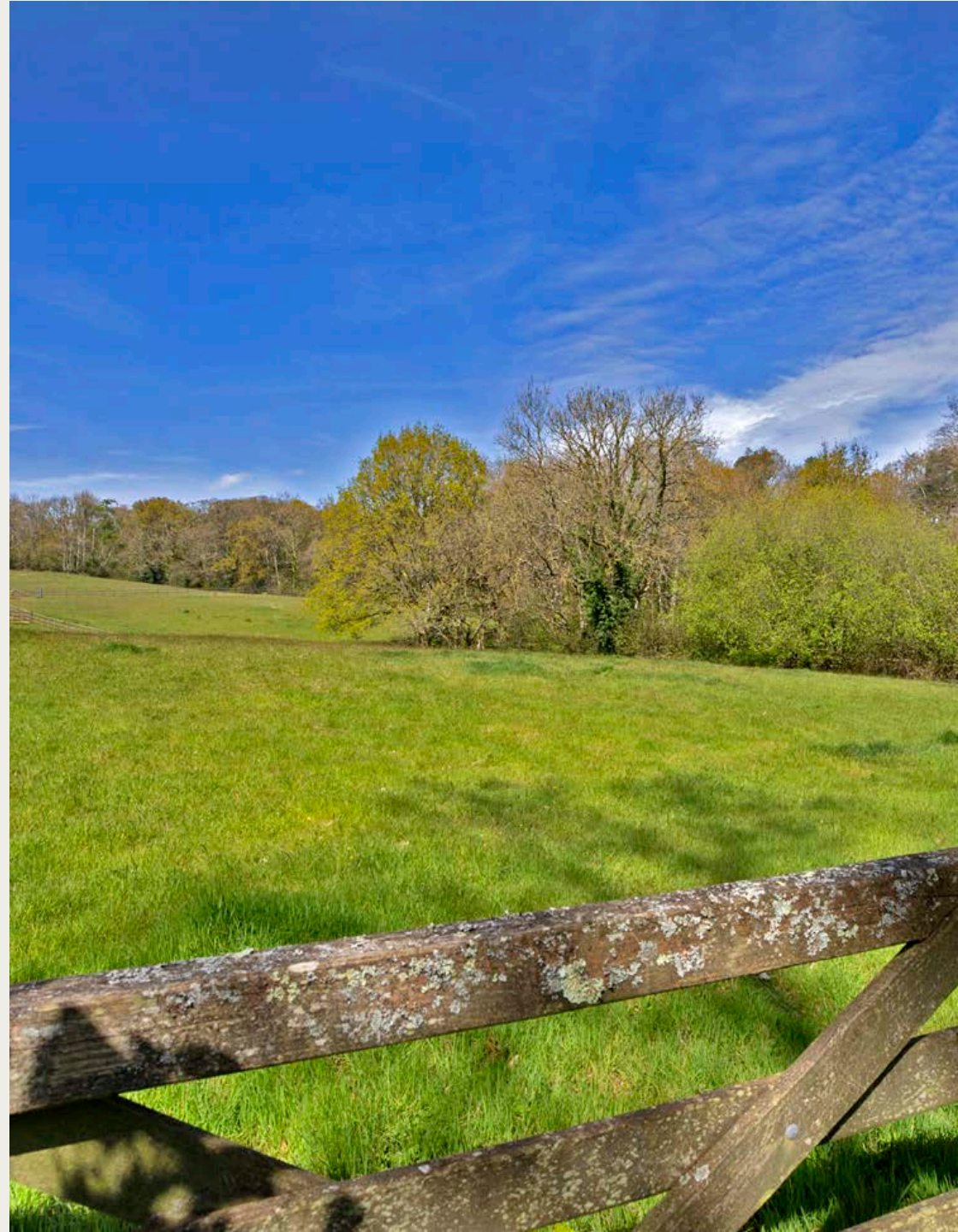
GARDENS AND GROUNDS

Surrounding the house are delightful lawns which can be reached from many of the rooms of the house. One of the particular features is the lower walled garden and terraces with its 'crinkle crinkle' wall overlooked by the kitchen/breakfast room and accessible from the swimming pool complex. Sitting above this garden is the walled kitchen garden with productive beds and fruit trees. This garden gives access to the rear of the traditional outbuildings connected to the property. To the south of the property is a former lawn tennis court now used as a croquet lawn.

The property sits in the middle of the land with pasture surrounding the house and gardens. To the south is parkland interspersed with a number of mature trees. A further field flanks the drive to the north and located below the indoor riding school. Beyond the former Victorian dairy, there is access to further pasture and a field divided into smaller grazing paddocks as well as a turnout area. To the north of the riding school, there are two further fields with access onto Raddon Hill. Flanking the pasture on the north and eastern boundary is a belt of mature woodland.









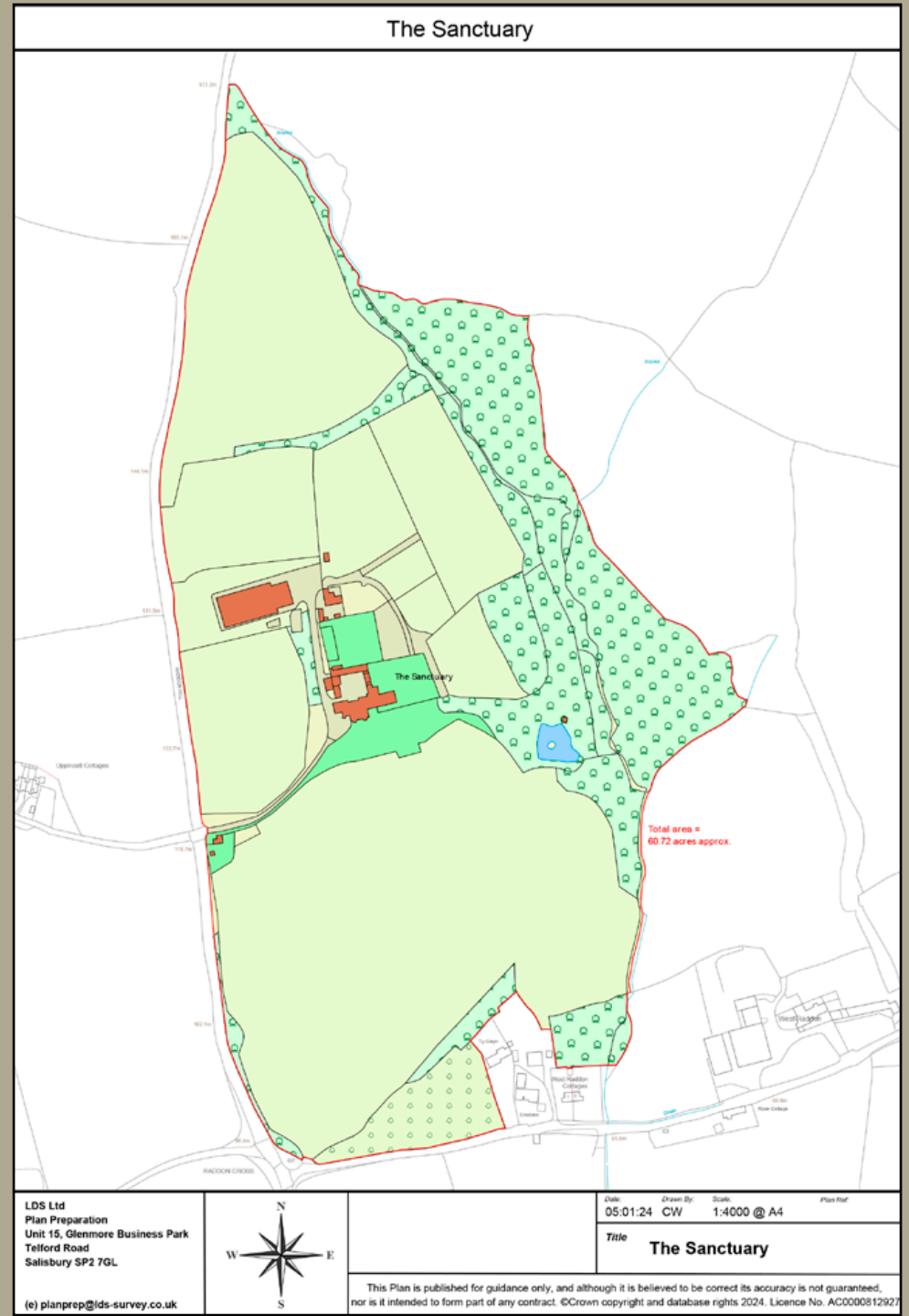
EQUESTRIAN FACILITIES

For the equestrian enthusiast, the facilities at The Sanctuary are second to none, including a superb steel framed indoor riding school measuring about 46m in length, and a further covered area which houses 6 stables, a feed room and tack room. There are a further 4 stables within the stable yard.

There are numerous bridle paths in the area and quiet lanes for gently hacking. Dartmoor to the south and Exmoor to the north offer opportunities further afield, and for those looking to compete, there is Bicton Arena in East Devon, offering first class show jumping and cross country events throughout the year.

THE LODGE

As you enter the property, immediately to the right is a detached red brick Lodge. This building offers two reception rooms and a separate kitchen on the ground floor. At first floor level there are three bedrooms and bathroom.





PROPERTY INFORMATION

Services: Mains, water and electricity. Oil fired central heating. Private drainage. Borehole which feeds the upper stable yard and can be used for the main house.

Sporting Rights: The agents understand that all shooting and hunting rights are included with the freehold of the property.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Directions (EX17 1BG): What3words - ///prancing.stops.flopped

Viewings: Strictly by prior appointment with Savills or Knight Frank.

The Sanctuary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		

The Lodge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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