

THE SANCTUARY

SHOBROOKE • CREDITON • DEVON





THE SANCTUARY

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

EQUESTRIAN FACILITIES

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

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

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 remarkable country home, with first-class equestrian facilities, extensive outbuildings and exceptional views.



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SITUATION

Positioned in an elevated south-facing setting, The Sanctuary enjoys spectacular views over the Exe Valley towards Dartmoor. Conveniently located near Shobrooke with its popular Pub, The Red Lion, and the nearby village of Thorverton, the property offers access to good village amenities. Shobrooke Park, an historic country estate is open to the public and has a series of footpaths, a fishing lake and an amphitheatre.

There are some highly regarded schools in the area, including Exeter School, The Maynard and Blundell's.

Transport links are excellent, with the M5 motorway accessed at Tiverton or Exeter. Tiverton Parkway railway station offers a direct service to London Paddington and Exeter International Airport is within 13 miles.



DESCRIPTION

A distinguished country home, approached via a private tree lined drive, The Sanctuary offers an impressive blend of period character and modern comforts. The property has been carefully restored and extended, providing superb family living and entertaining spaces. The panelled billiard room, grand drawing and dining rooms, and sunroom all enjoy exceptional parkland views with plenty of natural light thanks to the impressive bay windows.

The spacious kitchen/breakfast room, with a triple aspect, electric Aga, and central island, serves as the heart of the home. French doors open onto landscaped gardens, creating a seamless indoor-outdoor flow. A secondary staircase provides additional access to the first floor.

The indoor swimming pool and gym area is a standout feature, complete with changing rooms and direct access to the gardens.

The principal bedroom suite, with en suite, enjoys far-reaching countryside views. There are ten further bedrooms, arranged across the two wings, offering flexibility for family and guests. A separate laundry room ensures practicality.









Total Floor Area: 3397.5 sq m (36571 sq ft)

Not to scale. For identification purposes only



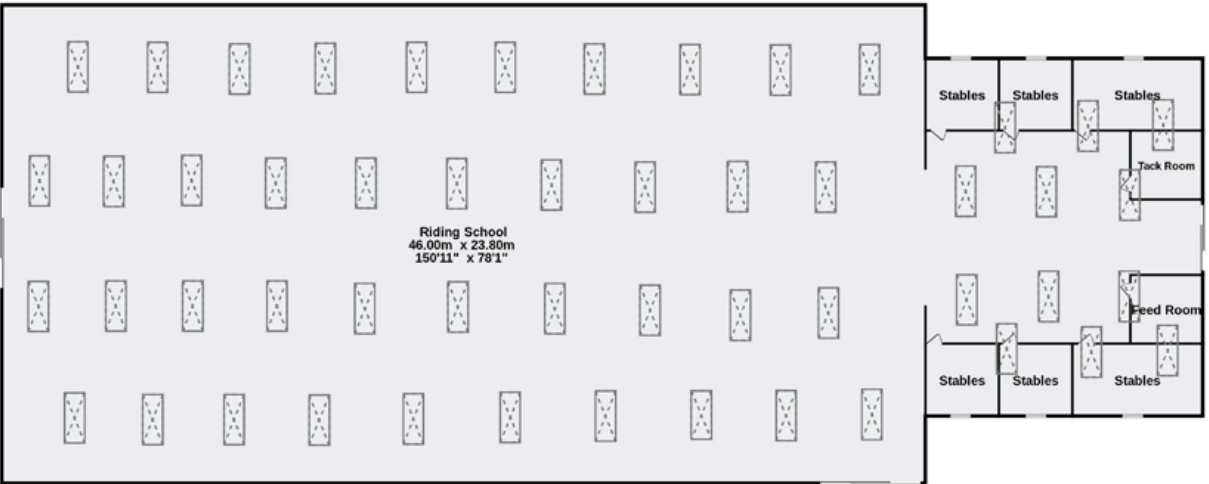
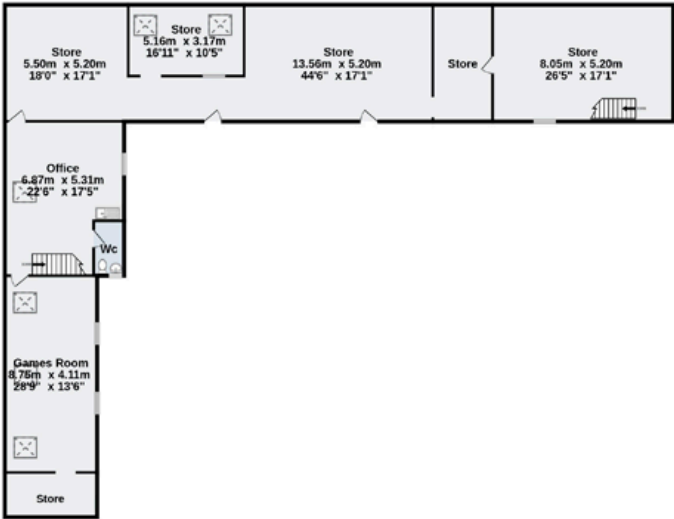
Barns, Garage and Cottage
317.5 sq m (3418 sq ft) approx.

(not shown in actual location/orientation)



Barns First Floor
235.3 sq m (2533 sq ft) approx.

(not shown in actual location/orientation)

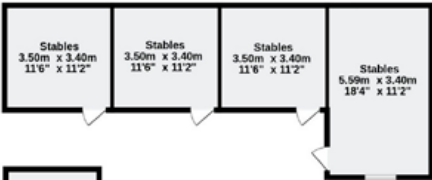


Riding School and Stables
1340.2 sq m (14425 sq ft) approx.

(not shown in actual location/orientation)

Stables
54.7 sq m (589 sq ft) approx.

(not shown in actual location/orientation)



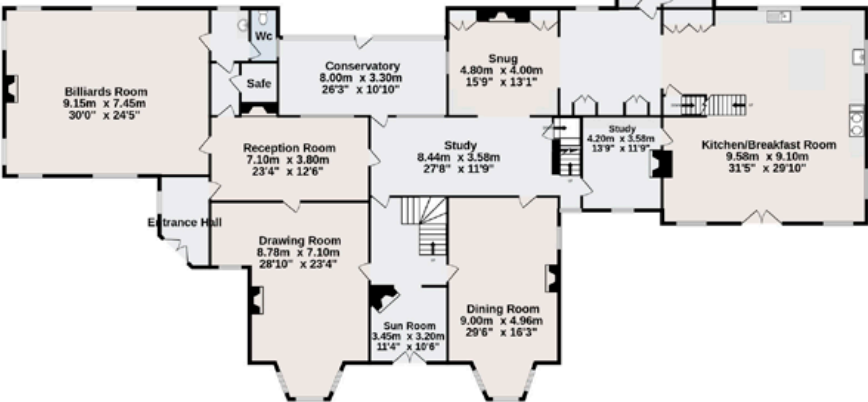
Outbuildings
34.1 sq m (367 sq ft) approx.

(not shown in actual location/orientation)

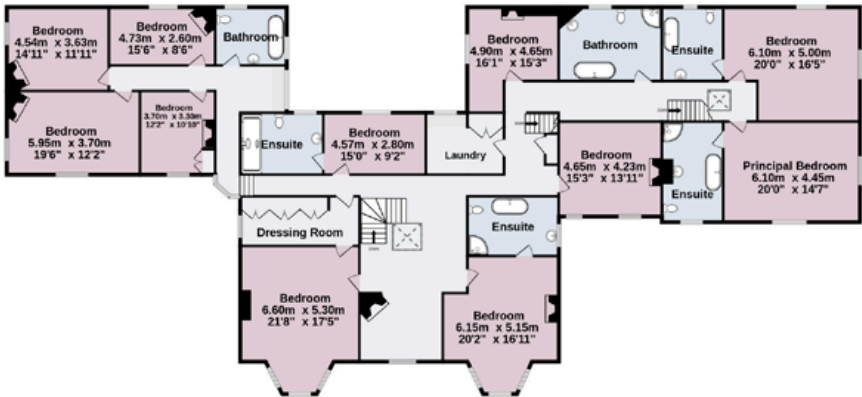


Outbuildings with Loft
196.8 sq m (2118 sq ft) approx.

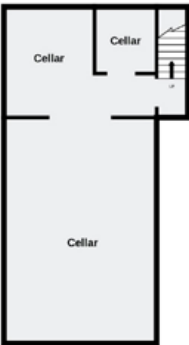
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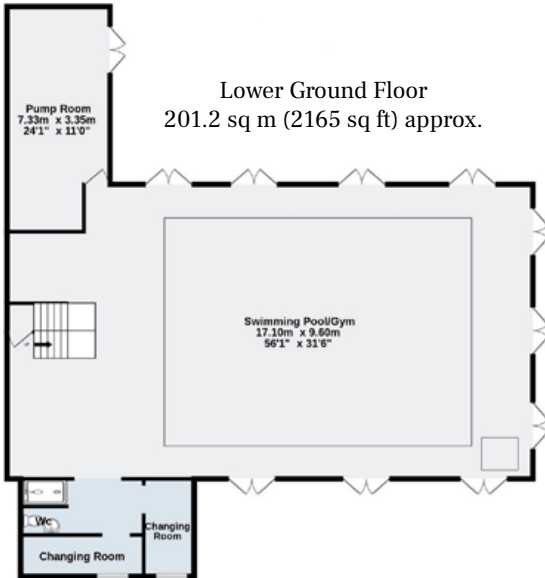
Ground Floor
499.9 sq m (5381 sq ft) approx.



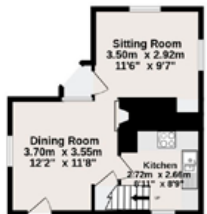
First Floor
389.7 sq m (4195 sq ft) approx.



Cellar
58.0 sq m (625 sq ft) approx.

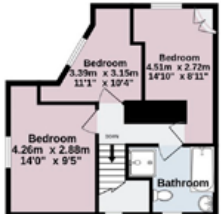


Lower Ground Floor
201.2 sq m (2165 sq ft) approx.



The Lodge Ground Floor
31.7 sq m (341 sq ft) approx.

(not shown in actual location/orientation)



The Lodge First Floor
38.5sq m (414 sq ft) approx.

(not shown in actual location/orientation)



EQUESTRIAN FACILITIES

For equestrian enthusiasts, The Sanctuary provides state-of-the-art facilities. The impressive 46m indoor riding arena, with a covered area containing 6 stables, a feed room and tack room create a first-class training and competition base. There are additional stables in the yard from which the holding paddocks and pastureland can be accessed. There are numerous bridle paths in the area and quiet lanes for hacking. For those looking to compete, there is Bicton Arena in East Devon offering first class showjumping and eventing 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.



OUTBUILDINGS

A beautiful enclosed courtyard to the rear of the house contains the extensive outbuildings, many of which are two storeys and linked to the main house. There are numerous stores, stables and workshops ideal for a multitude of uses.

For car collectors, there is secure garaging for multiple vehicles offering exceptional storage space and the additional outbuildings offer scope for expansion subject to obtaining the necessary planning consents.

At ground floor level there is a self contained flat with sitting/ dining room, kitchen, bedroom and en suite bathroom.

The first floor of this building includes a games room and an office, with potential for conversion to additional accommodation, subject to planning.

Beyond the traditional buildings is a Victorian former dairy, with a series of ground floor rooms and loft storage. There is lapsed planning permission to convert this space to office accommodation with car parking (Ref. 08/01861/Full).

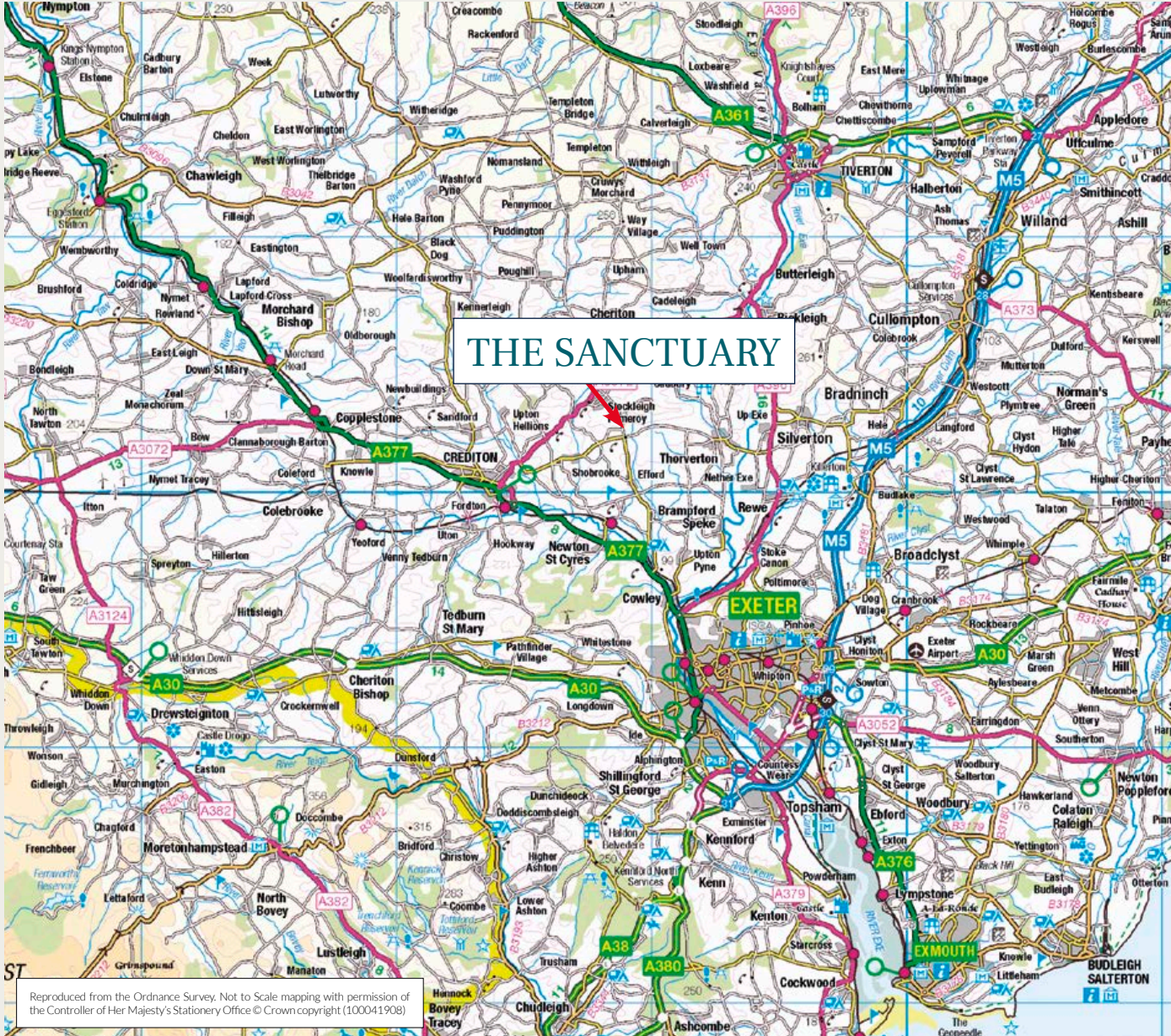
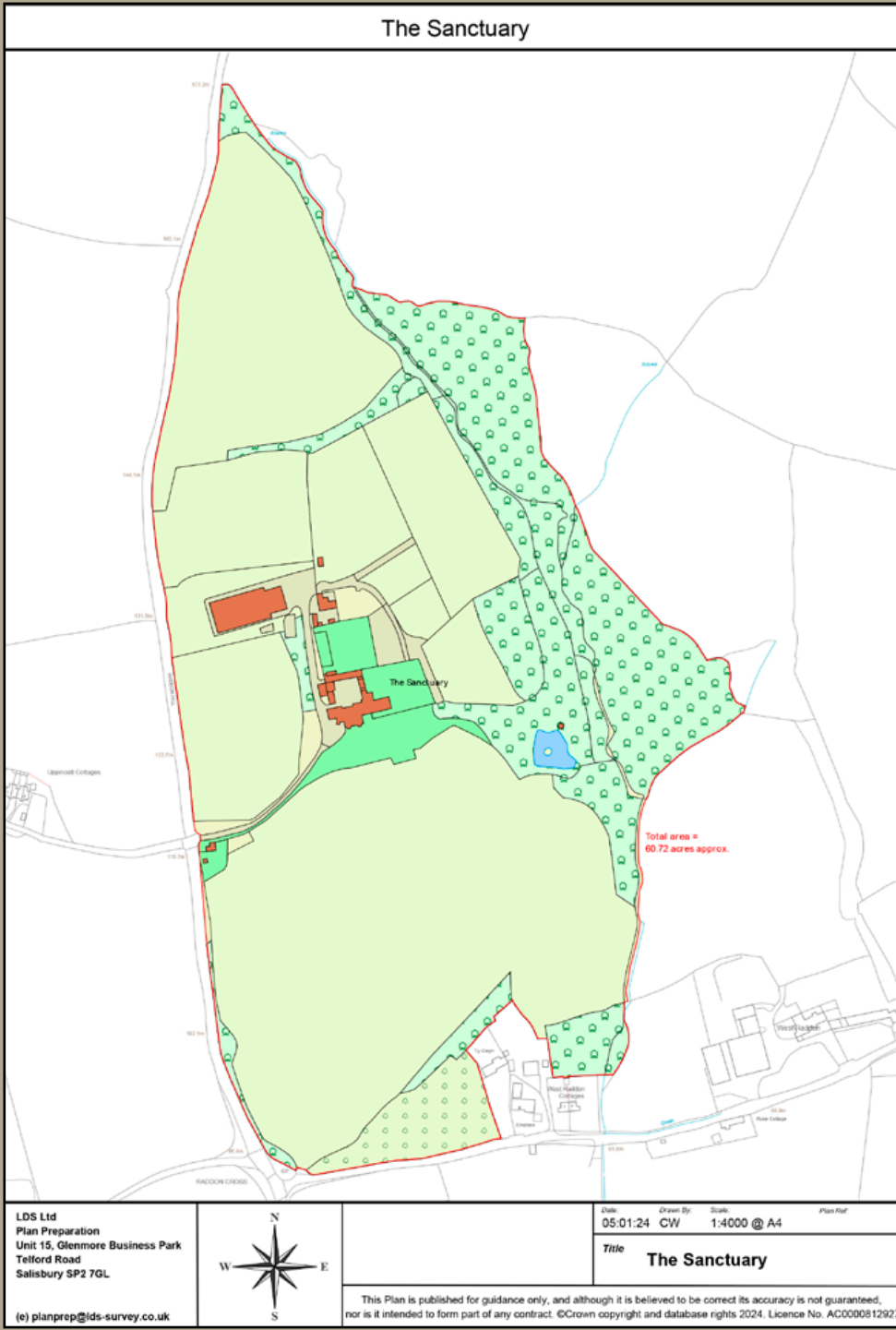


GARDENS AND GROUNDS

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 listed '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.





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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 Knight Frank.

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

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

