



GRATTON HOUSE

Whitestone, Exeter, Devon



A FANTASTIC SPACIOUS FIVE BEDROOM FAMILY HOME ENJOYING BEAUTIFUL RURAL VIEWS

With a range of outbuildings, set in 21 acres of pasture and woodland, private secluded garden located on the edge of Exeter

Summary of accommodation

Reception hall | open plan kitchen/breakfast room with adjoining utility room | Four reception rooms
Five bedrooms, three en suite | Family bathroom and large balcony

Outbuildings | Drive parking/two garages | Carport | Large garden

In all about 20.82 acres

Distances: Exeter city centre 5.5 miles, Exeter St. David's station 4.8 miles (2 hours to London Paddington) M5 (Jct 30) 12 miles
Exeter Airport 14.2 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £1,200,000



SITUATION

Gratton House is situated about one mile from the small village of Whitestone, within a widespread rural community, set amidst unspoilt, rolling countryside and yet only three miles from the western edge of Exeter. The village has a pretty 13th century parish church and a parish hall. Exeter city centre takes only about 15 minutes by car and has all the amenities, both cultural and commercial, that you would expect to find in a city that is home to a cathedral, a Russell Group university and a population of about 130,000 residents.

Exeter is the major transport hub of the West Country and consequently the property has quick and easy access onto the major road network via A30, which is only two miles away on the far side of Tedburn St. Mary and thence onto the A380/Devon Expressway and the M5. In addition, there are two railway stations in Exeter. Exeter St David's has regular services to Paddington in as little as two hours seven minutes and Exeter Central connects directly to Waterloo in a little over 3 hours. Exeter Airport is only fourteen miles/20 minutes away on the far side of the city via the A30 and M5, offering flights to both UK and international destinations.

The local area also offers a wide choice of schools from both the state and independent sectors. Local independent schools include Exeter School, Maynard's and the Cathedral School and Blundell's School in Tiverton provides a daily bus service from and to Exeter.

THE PROPERTY

Gratton House is set in a fine location with wonderful rural views over the surrounding countryside. This large, contemporary house which has been remodelled and enlarged in recent years provides over 3,800sq ft of internal accommodation including a magnificent principal reception room with spectacular views to the south and west leading onto a large decked terrace.



The entrance hall has an impressive staircase rising to the first floor and off this there is an inner hall, cloakroom and sitting room. The kitchen / breakfast room gets the afternoon sun and has double doors opening on to the patio and walled garden. It has an impressive range of solid oak cupboards and drawers with granite worktops, an AGA and a range of fitted appliances and leading off is a utility room. The dining room also faces west and has double doors out to the walled garden and patio and is accessed from the breakfast room.

There is a dual aspect morning room with magnificent views across the valley towards Exeter which leads on from a large office. The drawing room has large picture windows facing south and two sets of bi-fold doors to the west opening onto a large, decked terrace with a frameless glass balustrade. For added warmth during the winter, there is an inset Stovax woodburner which uses the latest high efficiency, clean burn combustion technology.





On the first floor there is a large principal bedroom suite enjoying the fabulous southerly views, extensive fitted wardrobes and an en suite bathroom with Jacuzzi whirlpool bath, large shower cubicle, WC and dual basins in a vanity unit. Doors lead out onto a huge balcony with composite decking, surrounded by a glass balustrade. The balcony has modern built in lighting, weatherproof power sockets and even a mains water supply. Bedroom 2 is an excellent guest suite with en suite bathroom. Bedroom 3 has an en suite shower room whilst bedrooms 4 and 5 have en suite cloakrooms. There is also a family bathroom. All showers are powerful, enjoying the benefit of a pressurised water system.





THE GROUNDS

A tarmac drive sweeps down to arrive at a parking and turning area by the front door for a number of vehicles. This driveway continues down to the barns which provide excellent storage and work shops.

To the south of the house is a terracotta patio area with mediterranean-style balustrading and stunning rural views, overlooking the private lawns below.

Surrounding the property the land extends to approximately 20.85 acres in total. There is a block of land enjoying extensive road frontage at the northern side with three smaller fields below. The fields are mainly gently or more steeply sloping, primarily surrounded by traditional Devon hedge banks. On the western side is delightful broadleaved woodland of around 7 acres with a small stream.

BARNS

Below the house is a very large former agricultural barn and a second equally versatile fully enclosed general purpose agricultural building. Both barns have power and the larger one also has a mains water supply.



GARDEN AND GROUNDS

To the side of the house a private driveway providing parking for a number of vehicles leads to a garage and a paved area immediately to the rear of the property providing further parking. Beyond is another garage and a car-port, both with up and over doors.

The garden is a fantastic feature of the house, a very good size and well-tended with a variety of different plants and shrubs. Through the dining room French doors is a pergola providing an attractive area for outside dining. Steps lead down to a large lawn which extends to the rear where there are mature fruit trees, a vegetable area and at the bottom a gate giving access to a rear service lane.

PROPERTY INFORMATION

Services: Mains water, mains electricity and private drainage. Oil-fired central heating. Solar panels on the barn. Air source heat pump.

Tenure: Freehold

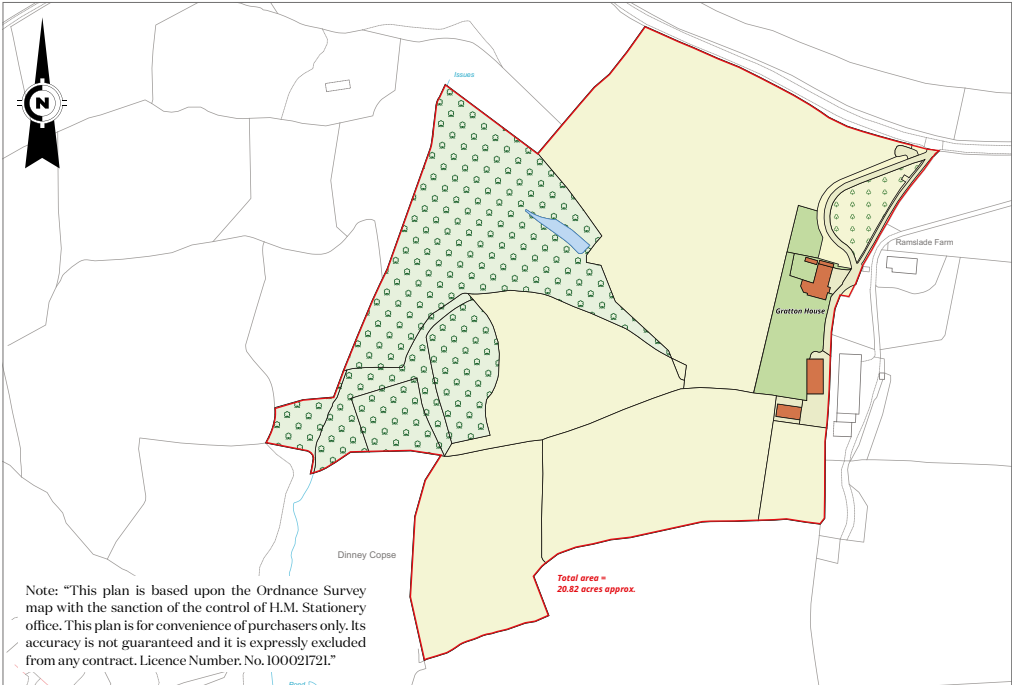
Local Authority: Tegnbridge District Council

Council Tax: Band G

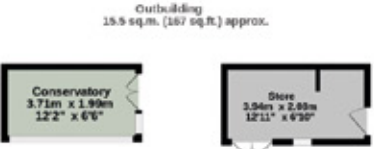
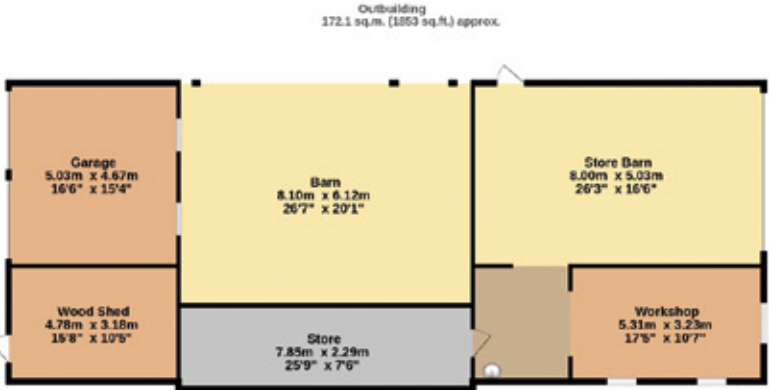
EPC: C

Directions: [///alright.wacky.budgeted](#) – EX4 2HW

Agents note: Knight Frank understand that a licence for the importation of inert soils and topsoils for land at Lower Hare Farm, Whitestone EX4 2HW was granted by Teignbridge District Council in July 2022 - 22/00940/ DCC. More recently the Environment agency have granted a permit with strict conditions for the operation of a land fill site at Lower Hare Farm in connection with the above. Please speak to Knight Frank for further information or refer to Teignbridge District Council website.



Approximate Gross Internal Area
636.8 sq.m. (6855 sq.ft.)



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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