



Pomeroy House, Gittisham, Devon

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# An elegant and beautifully refurbished 17th century Georgian house set in 4.26 acres within the charming village of Gittisham.

## Summary of accommodation

- Porch | Hall | Inner hall | Drawing room | Dining room | Sitting room | Orangery | Kitchen/breakfast room | Utility room | Shower room  
Cloakroom | External store
- Galleried landing | Principal bedroom with en suite bath and shower room | Guest bedroom with en suite bath and shower room | Three further double bedrooms | Family shower room
- Upper landing | Attic double bedroom with inner storeroom (potential en suite) | Attic storeroom
- Parking | Thatched barn with hayloft | Three further outbuildings | Garden | Grass tennis court and covered heated swimming pool within a terraced walled garden | Orchard

In all about 4.26 acres (1.72 hectares)

## Distances

A30 1 mile, A375 1.5 miles, Honiton town centre 2.5 miles (Exeter Central 21 minutes and Waterloo 2 hours 50 minutes)  
A35 3 miles, Sidmouth Beach 8.5 miles, Exeter Airport 10.5 miles, Colyton Grammar School 11 miles, Seaton Beach 11.5 miles  
Axminster 14.5 miles, Exeter city centre 15 miles  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Florence Biss  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)



## Location

Pomeroy House is situated within the picturesque village of Gittisham in the heart of East Devon, an area of outstanding natural beauty. The village was built for the Fane-Trefusis family on their Clinton Estate, who are still the largest landowners in Devon. It is a thriving village community with a parish church, village hall and within walking distance of the famous The Pig-at Combe Hotel.

The bustling market town of Honiton is only a 10-minute drive away offering a wide variety of shops and local businesses. The popular coastal towns of Sidmouth, Branscombe and Lyme Regis are also easily accessible.

For transport links the A303, M5 and A376 are all within easy reach and Honiton railway station provides direct services to Exeter Central (21 minutes) and Waterloo (2 hours 50 minutes). Exeter Airport is also within easy reach offering a daily service to London City Airport (1 hour) plus variety of UK and international destinations.

Highly regarded schools within the wider area include Colyton Grammar School, Exeter School and The Maynard School in Exeter, and Blundell's School in Tiverton.



# Pomeroy House

Pomeroy House sits in a enviable position, hidden from view behind a private tree-lined gated drive and set back from the centre of the village. It sits centrally within its grounds enjoying both peace and privacy in an exceptional setting that looks out across the lush, rolling countryside surrounding the village.

The house, which is Grade II listed, was originally built in 1647 for its first owner, John Pomeroy and was then extensively remodelled in the late Georgian period. It is built of stone and cob to a U-shaped plan with a colour washed rendered exterior, 9 and 12-pane sash windows, a traditional thatched roof of combed wheat straw (known as Devon reed) and an impressive, east facing two-storey bay that provides the drawing room and principal bedroom above with wonderful views of the surrounding countryside.

The interior, with its tall ceilings and light-filled rooms, bears all the hallmarks of probably the most elegant period of British architecture. Original fittings include several beautiful fireplaces, ornate coving, fine moulded door surrounds along with other original joinery including a lovely grand staircase.

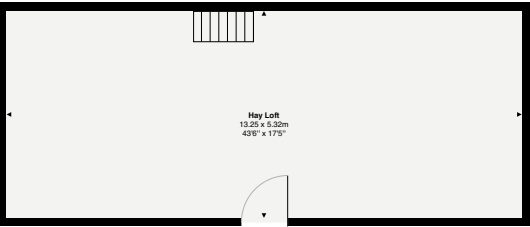
The house and grounds have been extensively and sympathetically refurbished over the past seven years by the current owners and today it is immaculately presented, reflecting the lavish care that has been spent on it.

The front of the house is south-facing with three large reception rooms and a kitchen/breakfast room, all arranged around a central hall, along with a fine east and south-facing orangery with underfloor heating, leading off the sitting room.

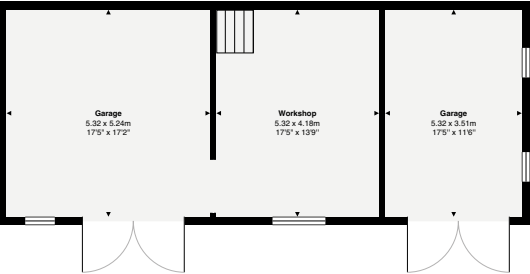
The kitchen is gorgeous and incorporates a generous dining area, stonetiled handmade floor, painted timber units including a large central island, a mix of timber and granite work surfaces and an inset two oven, electric AGA.

Upstairs there are five double bedrooms and three bath/shower rooms grouped around the first floor galleried landing plus a further bedroom in the attic.





First Floor



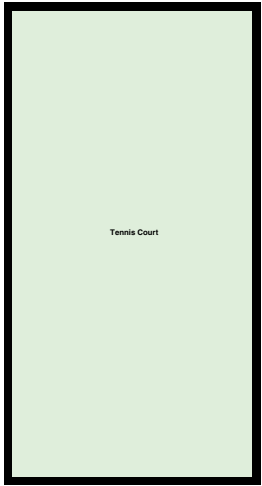
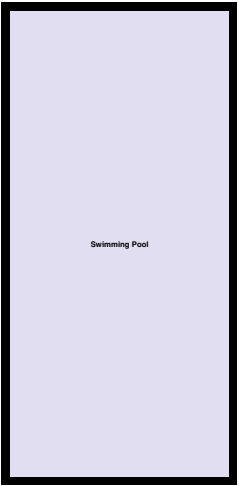
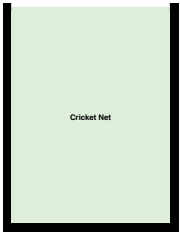
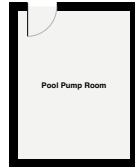
Ground Floor



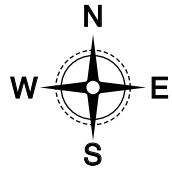
Ground Floor

Approximate Gross Internal Floor Area  
4736 sq ft / 439.8 sq m

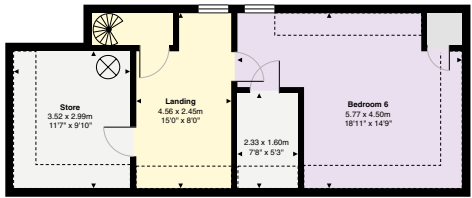
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



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



Second Floor



## Outbuildings and grounds

Pomeroy House is approached down a 100 yard-long sweeping gravelled front drive that opens out to a broad, teardrop shaped turning circle in front of the house. A spur leads around one side of the house to a large, gravelled parking area behind it. On its northern side it is approached by the property's rear drive and a 17th century thatched barn providing garaging and storage. Behind the barn is a further yard and three smaller period outbuildings.

The grounds extend to about 4.26 acres (1.72 hectares) and are landscaped to provide an elegant showcase for the house.

They comprise of a series of level, sweeping lawns that extend out on the western and eastern sides of the house within a protective screen of mature broadleaf trees.

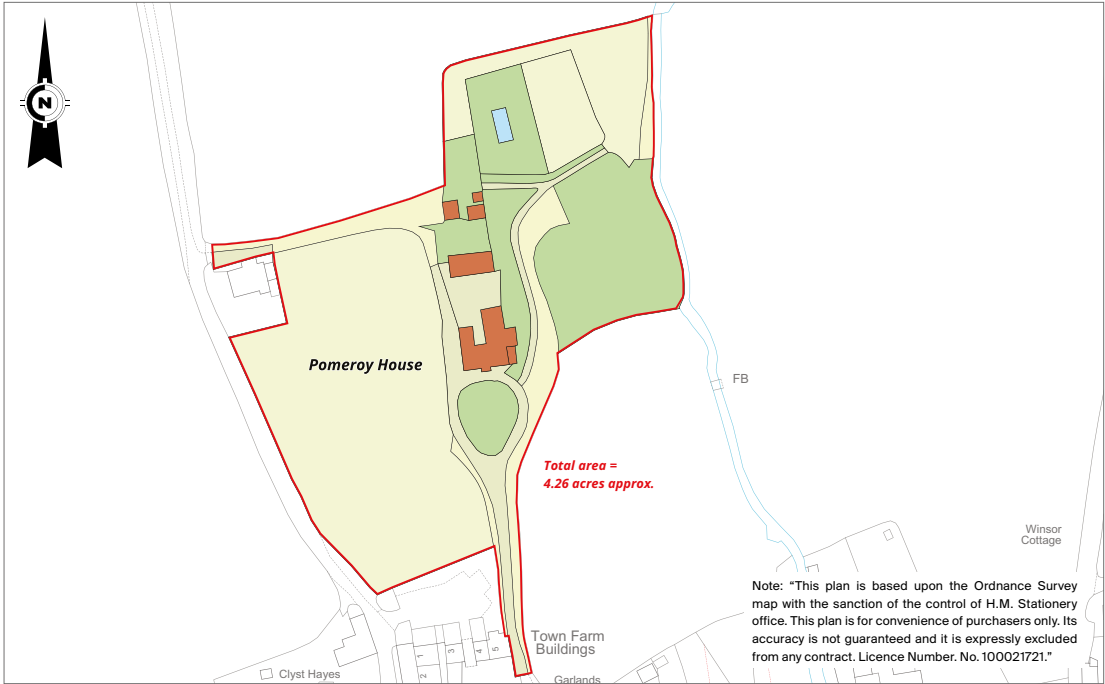
In the northeastern corner of the grounds is the house's former kitchen garden, which is enclosed by tall, handmade Flemish bond brick walls. The garden contains two level terraces and has been repurposed so that the high walls now provide shelter for a heated swimming pool on the upper terrace and a grass tennis court on the lower one. The outbuildings and walled garden are separately Grade II listed.

## Services

Mains water and electricity. Private drainage. Kerosine-fired central heating. Electric AGA.

## Agent's Note

Detailed planning consent has been granted for a new larger kitchen to be added to the eastern elevation of the house to overlook the main garden, with additional changes to be made internally converting the existing kitchen into a boot room and downstairs WC.



## Directions (Postcode: EX14 3AJ)

**What3Words:** [coasting.note.output](#)

From Honiton travel west on the A30 towards Exeter. Turn left onto the B3177 signed to Ottery St Mary, Fairmile and Feniton. About a mile beyond Honiton turn left, signed to Ottery St. Mary. At the T-junction at the end of the slip road turn left onto the B3177. After 50 yards turn left immediately after the bridge, signed to Gittisham. Continue for a quarter of a mile and then turn left, signed to Gittisham. Proceed into the village of Gittisham and the entrance to Pomeroy House is the second left, set back from the road up a gravel driveway.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).

**Council Tax:** Band H

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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