



Luppitt House Luppitt, Honiton, Devon

Luppitt House

Luppitt, Honiton, Devon
EX14 4RY

A beautiful unlisted Victorian house set in a peaceful location with stunning views, large gardens, separate three bedroom converted Coach House and 2 acre Wildflower Meadow

Honiton 3 ½ miles, Exeter 21 miles

Entrance hall | Dining room | Sitting room | Study
Kitchen/breakfast room | Orangery | Utility/
boot room | Laundry room | Cloakroom | Master
bedroom with ensuite bathroom | Dressing room
Three further bedrooms | Family shower room/
wet room

Large gardens | Triple garage and workshop
Separate implement garden storeroom | Parking
for several cars | Separate three bedroom
Coach house | 2 acre wildflower meadow

Location

Luppitt House is situated in a slightly elevated, yet sheltered rural location and commands stunning far reaching views over the countryside. The property is readily accessible to the market town of Honiton or the rural village of Luppitt with its Village Hall, unique Public House and Parish Church of St Mary's. Honiton has a selection of shops to meet most everyday requirements, as well as interesting antique shops, inns and a number of restaurants. Honiton also has a mainline station with a train service to London Waterloo.

For those enjoying walking, cycling and outdoor country and equestrian pursuits the surrounding countryside and coastline provide superb recreational opportunities.

The cathedral city and county town of Exeter lies 21 miles away and offers a comprehensive range of recreational, cultural and educational facilities, including The Maynard and Exeter School. Kings College, Taunton and Blundell's, Tiverton are also excellent nearby independent schools.

The A30 provides links to the A38 for Plymouth to the south or the M5 for Bristol and London to the North and East. There are frequent rail services from Honiton to London and Exeter International Airport offers an ever increasing number of domestic and international flights, including 2 flights a day to London City Airport.

The property

Luppitt House is a beautiful Victorian house that has been refurbished by the current owners to a very high standard, creating a flexible family home. The house maintains a wealth of period features including Victorian tiled floors, high ceilings, stained glass in the doors and fireplaces, and Victorian shuttered windows in the dining room and main hall.

The spacious accommodation comprises of an entrance porch leading into a grand hall with a Victorian tiled floor, feature staircase, original doors with stained glass and a cloakroom. To the left of the hall is a study with a stone fireplace and wood burning stove, a sitting room with a bay window enjoying the beautiful views and a marble fireplace. To the right is the kitchen/breakfast room with fitted American Cherry units, a butler sink, integrated appliances including French Dresser, Gaggenau combi steam oven, and a Viking range. There is a victorian pantry with slate worktops, boot room and laundry room off the kitchen with access to the rear courtyard and orangery. Along the main entrance hall lies a bright dining room (former drawing room) with wooden flooring, a door to the York Stone terrace and double door to the orangery. The dual aspect orangery is a flexible space with two seating areas and many sets of French doors opening out onto the terrace and gardens beyond.

Upstairs is a large landing leading to the bedrooms and family bathroom. The master bedroom has a bay window and a large ensuite bathroom with a stand-alone bath and 'his and hers' sinks, and hidden cabinets with magnifying mirror. A bedroom is currently used as a dressing room for the master suite. There are three further bedrooms and a family shower room with a walk in wet room shower. A secret door and stairs beyond the family shower room lead to a large loft. Currently used for storage and scalextric layout, this space could be converted to create further accommodation, subject to the relevant planning permissions.

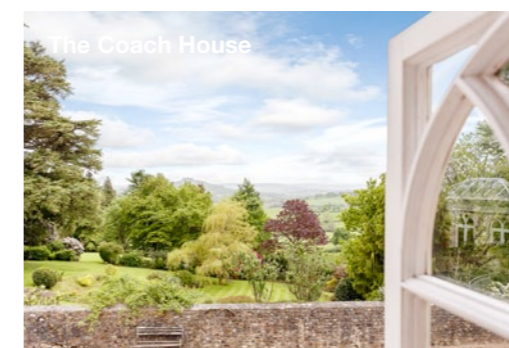
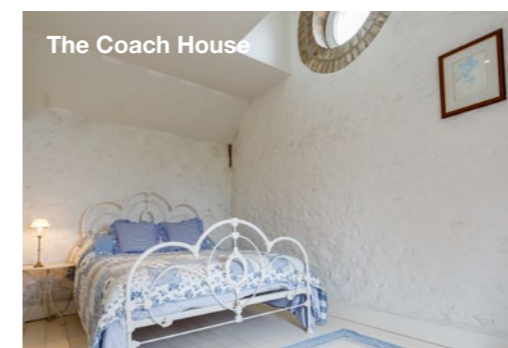
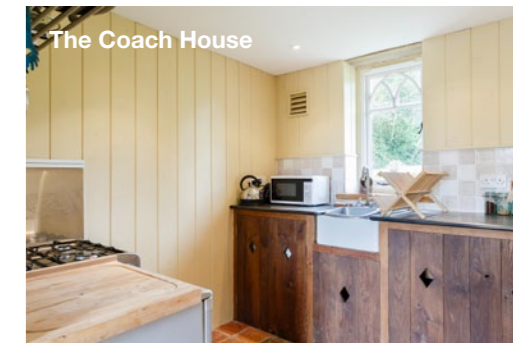
Outside

Luppitt House is set in the middle of its land in a sheltered and elevated position. The house is approached over a private drive to a large gravelled parking and turning area. A five bar gate provides access to a rear gravelled courtyard, the triple garage and Coach House. To the front of the house is a York Stone paved terrace with a seating area and steps leading down to the large well-maintained tiered gardens. Mainly laid to lawn, the garden has many established trees including, Cherry, Victoria Plum, Greengage, Apple and a Damson Trees plus flowering shrubs include several large rhododendrons. The garden enjoys stunning views across the surrounding countryside. A further 2 acre Wild Flower Paddock is found to the rear of the house with 24 species of wild flowers.









The Coach House

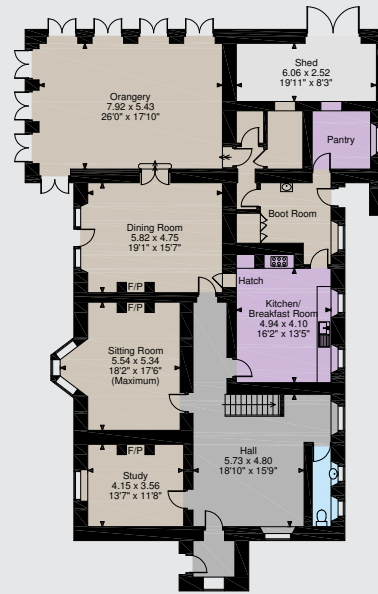
Luppitt House benefits from a separate three bedroom Coach House which has been refurbished to a high standard. Accessed from the rear courtyard the Coach House has an open plan, double height living space with wooden floors and features from the original stables, a shower room with tumbled italian marble floor and a kitchen to one end.

A bedroom and the family bathroom complete the ground floor. Upstairs is a galleried landing, leading to two further bedrooms. The Coach House would make an ideal holiday let or additional family accommodation. There is a separate garden to the rear of the cottage with a seating area.

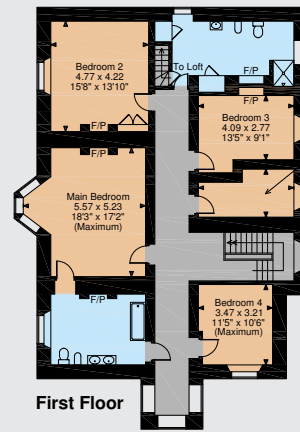




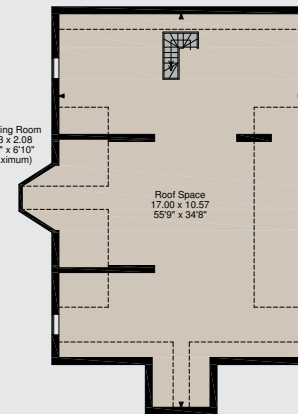
Floorplans
Main House internal area 5,394 sq ft (501 sq m)
Garage internal area 858 sq ft (80 sq m)
Coach House internal area 982 sq ft (91 sq m)
Shed internal area 172 sq ft (16 sq m)
 For identification purposes only.



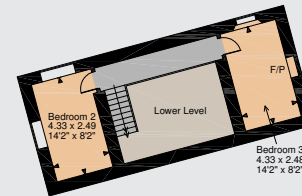
Ground Floor



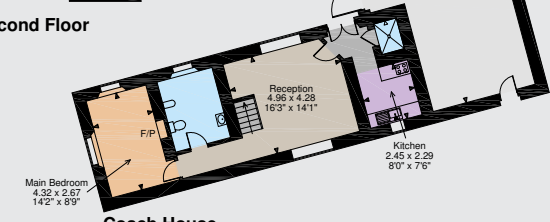
First Floor



Second Floor



Coach House First Floor



Coach House Ground Floor



General

Services: Mains water and electricity. Oil fired central heating. Electric underfloor heating in the kitchen, orangery and master en suite. LPG gas for oven. Oil fired boiler in the Coach House. Private Drainage.

Local Authority: East Devon District Council, Knowle, Sidmouth, Devon, EX10 8HL

EPC rating: F

Directions

From Exeter take the A30 towards Honiton and exit at the Dorchester turn off onto the A35. Follow the road around and take the first right onto Langford Road sign posted Combe Raleigh and Luppitt. Continue along this road for approximately 5 miles and turn onto Church Road signposted for Luppitt. Continue along the lane for approximately 1/2 mile and the entrance for Luppitt House is found on the right before you pass the church and enter the village. Satellite navigation will take you to this property.

Exeter

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60 offices across England and Scotland, including Prime Central London

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