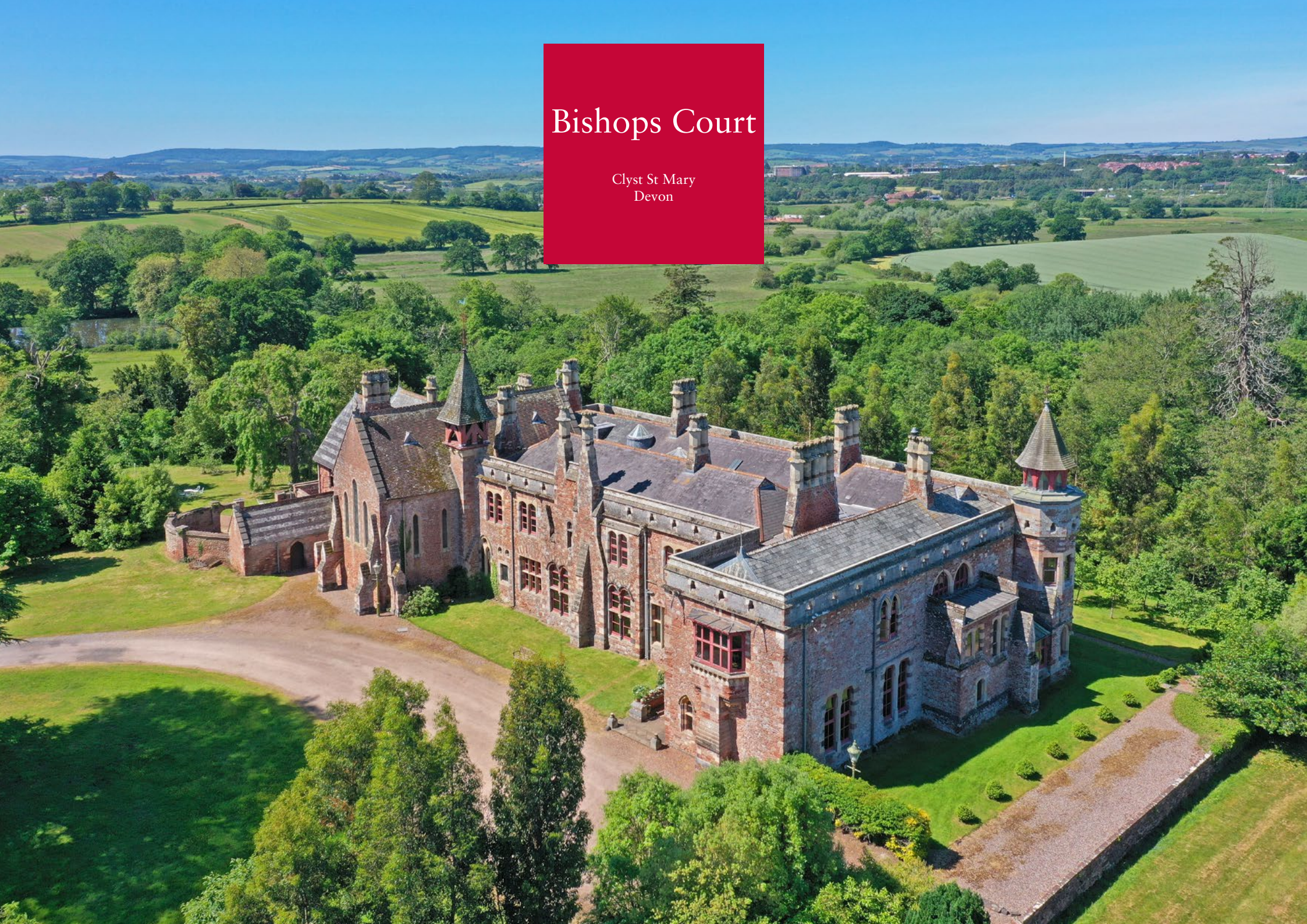


Bishops Court

Clyst St Mary
Devon



A breathtaking Grade I Listed country house with outbuildings and 31 acres of parkland, in a well-connected rural position

Bishops Court, Bishops Court Lane, Clyst St Mary, EX5 1DH

Clyst St. Mary 1.0 miles, M5 (Jct 30) 1.6 miles, Topsham 3.9 miles, Exeter city centre 5.0 miles,
Exeter St. David's mainline station 6.8 miles

Features:

Main house: Reception hall | Drawing room | Morning room
Library | Dining room | Kitchen/breakfast room | Laundry
Cellars | Stores | Chapel | Principal bedroom with adjacent
bathroom | 7 Further bedrooms, 4 en suite

South Lodge: Two 2-bedroom apartments | One-bedroom
apartment | Ground floor studios | Adjoining courtyard

East Lodge | Stable yard | Tithe barn | Stable block | Ancillary
outbuildings | Gardens | Parkland | Lake

About 31 acres in all





The property

Bishop's Court is a fine Grade I Listed country house set within 31 acres of grounds, offering approximately 18,000 square feet of period accommodation alongside historically significant outbuildings. The estate is thought to be recorded in the Domesday Book and was purchased in 1265 by Walter Branscombe, Bishop of Exeter, becoming the Bishops' official palace until the Reformation in 1546.

The main house retains a wealth of striking period features, from elements of the original medieval buildings, through an early 19th-century Georgian remodelling, to the later 19th-century Gothic Revival design by the highly regarded architect William White, which unifies the house into its present form. These include high ceilings, elegant cornicing, tall arched windows and handsome fireplaces.

The formal reception rooms provide generous space for family life and entertaining, with an impressive reception hall, formal dining room, dual-aspect library, and adjoining drawing and sitting rooms. There is also a well-equipped kitchen, various stores, and a breathtaking chapel with vaulted ceiling, stained glass windows and ornate detailing.

On the first floor, Bishop's Court offers eight double bedrooms and five bathrooms, each enjoying far-reaching views over the surrounding parkland. Further accommodation is provided by ancillary flats and studios, including two two-bedroom flats, one one-bedroom flat, and ground-floor studios—ideal for work or guests.

Together, the house, ancillary accommodation, outbuildings and land provide a rare opportunity to acquire a Grade I listed historic estate that already generates a significant income. The layout offers considerable flexibility, whether for multi-generational family living or for those wishing to run a business from home, with the added potential for alternative uses such as a boutique hotel or events venue, subject to consent.

Outside

The house is set at the end of a long private driveway with security gates at the entrance, as well as a Grade II Listed gate lodge cottage. The driveway is lined with lime trees and leads to a large parking area in front of the house. Outbuildings include the garaging block, stables and a tithe barn centred around a central courtyard, with both the stables and barn retaining Grade I Listed status. The gardens and grounds have been extensively rewilded in recent years, transformed into open grassy meadows and woodland, with thousands of young broad-leaved trees and shrubs planted in copses to encourage nature and wildlife to thrive. The grounds also include a two-acre lake with its own island

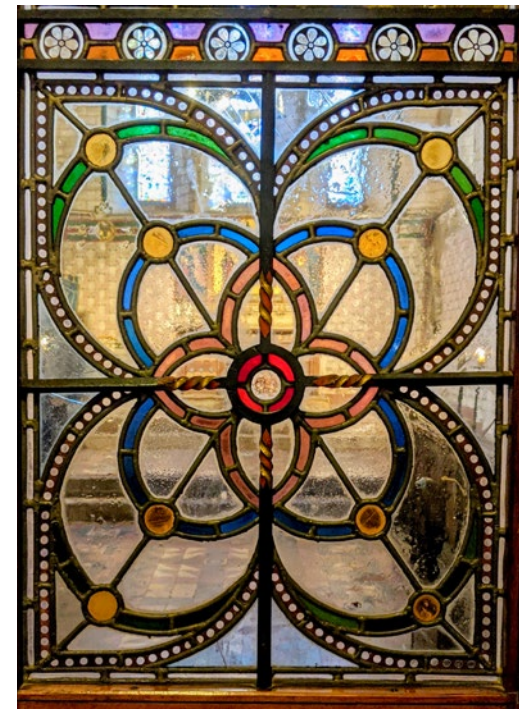
Location

The village of Clyst St. Mary lies in a highly convenient and well-connected location, less than five miles from Exeter city centre and moments from local transport connections. The village has a variety of everyday amenities, including a pub, a local shop, a parish church, a village hall and a primary school. Further amenities, including additional shops and large supermarkets, are easily accessible in the eastern suburbs of Exeter, while the excellent shopping, cultural and leisure facilities of the city centre are also within easy reach. Further schooling includes state primary and secondary options within Exeter, as well as independent schools such as Exeter School, The Maynard School and Exeter Cathedral School. The area offers excellent transport links, with local railway stations at Newcourt and Digby and Sowton, while Exeter's four mainline stations are easily accessible. The M5 is close at hand, providing access towards Bristol, while Exeter International Airport, just two miles away, offers both local and international flights.













Directions

What3Words///gently.tiles.dissolve brings you to the property's driveway.

General

Local Authority: East Devon District Council

Services: Mains electricity. Private water and drainage (we are unaware whether this complies to current regulations). East Lodge mains water. Biomass central heating.

Council Tax: Main house Band H, Apartments all Band B

EPC ratings: Bishops Court D, South Lodge Apartments D and E

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £3,950,000

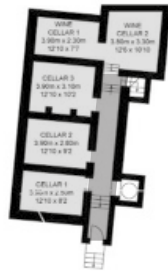
RHI and RPA: The property participates in the Renewable Heat Incentive Scheme and a small parcel of parkland is registered with the Rural Payments Agency







TOTAL FLOOR AREA 21048.82 SQ FT / 1955.50 SQM



CELLAR

APPROX. GROSS INTERNAL FLOOR AREA 885.86 SQ FT / 82.30 SQM



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 10910.29 SQ FT / 1013.60 SQM



East Lodge
Ground Floor



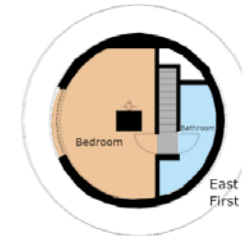
FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 7891.02 SQ FT / 733.10 SQM



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA
1360.55 SQ FT / 126.40 SQM



East Lodge
First Floor



49 meters

For indication purposes only

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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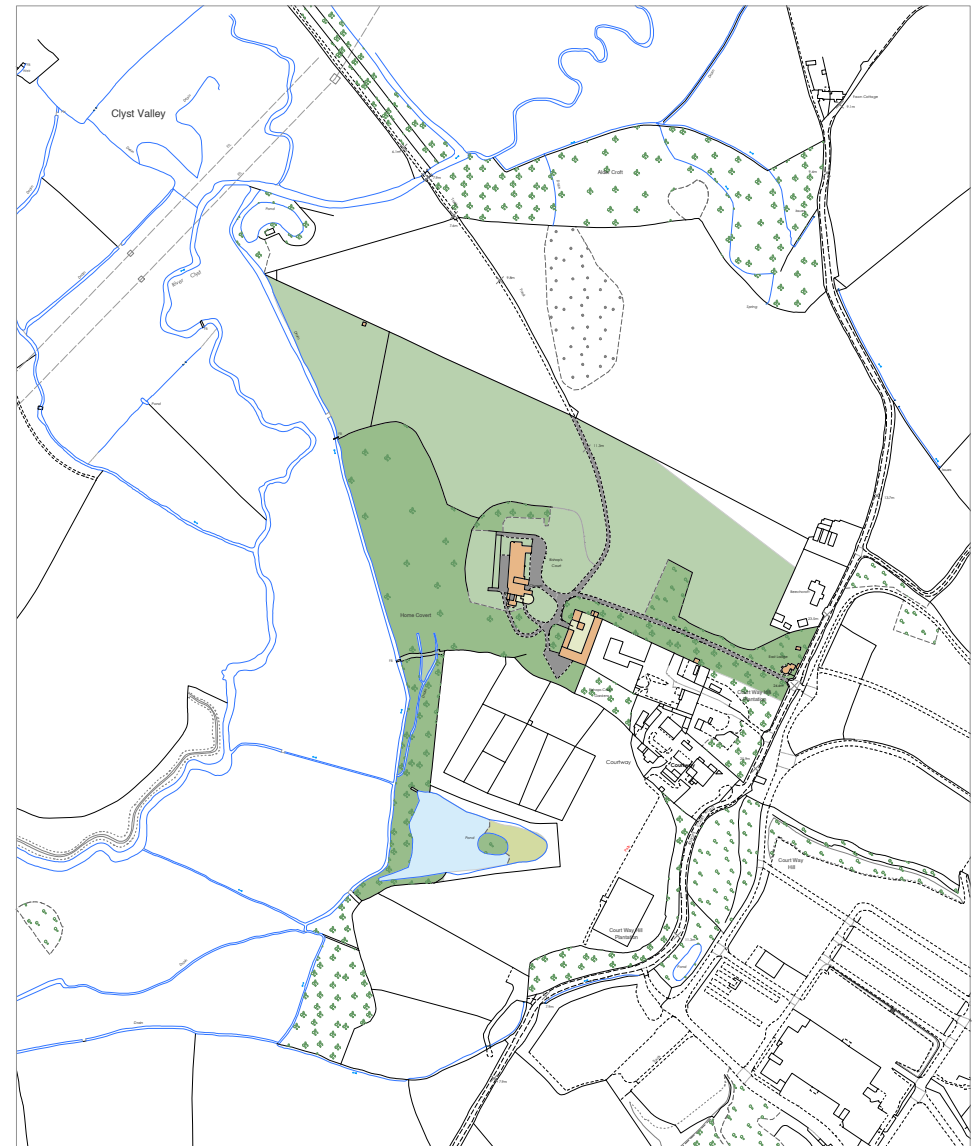
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Bishops Court, Bishop's Court Lane, Sowton, Clyst St Mary, EX5 1DH

Total Area - 12.59 ha / 31.11 ac

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Not to Scale. Drawing No. Z26128-01 | Date 20.08.25





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