

The Sanctuary

Devon

An exceptional country house set in approximately 60 acres with an additional Lodge House

The Sanctuary, Shobrooke, Devon

Shobrooke about 1.8 miles, Thorverton about 2.8 miles, Crediton about 4 miles,
Exeter about 7 miles, Tiverton about 9 miles

Features:

Drawing room | Reception room | Billiards room | Snug
Conservatory | 2 Studies | Sun room | Dining room
Kitchen/breakfast room | 2 Laundries | Boot room
2 Cloakrooms | Principal bedroom with en suite bathroom
10 Further bedrooms, 3 en suite, 1 with dressing room | 2 Bathrooms

Lodge with sitting room, dining room, kitchen,
3 bedrooms & bathroom

Indoor swimming pool/gym

Traditional Outbuildings: Grooms cottage with sitting/dining room,
kitchen, bedroom and bathroom | Garaging | Games Room
Office | Storage

Equestrian Facilities | Indoor Sand School (46m x 23.8m) | 6 Stables
Tack Room | Feed Room | Second Stable Block with 4 further stables

Further outbuildings | Formal Gardens | Walled Garden | Pool Garden
Pasture Land | Woodland

About 60 acres in all





The property

The Sanctuary is an exquisite country house and estate, offering a magnificent house, additional self-contained accommodation, and extensive outbuildings including fantastic equestrian facilities. The property is set within 60 acres of beautiful gardens and rolling grounds, in a sought-after position just outside the village of Shobrooke.

The house itself combines handsome period details with elegant, understated contemporary décor to create a refined yet comfortable country house. Rich wood panelled reception rooms include the inner reception hall with its stained-glass, stone-mullion windows, as well as the generous billiards room, both of which have handsome fireplaces with ornately carved wooden surrounds, with the latter fitted with a log burner. Additional reception rooms include the airy drawing room and the formal dining room, as well as the cosy snug, the sun room, the conservatory and two studies, while the generous kitchen and breakfast room also provides social everyday living space, with its triple aspect, electric Aga and central island.

Three staircases provide access to the first floor, where there are 11 beautifully presented bedrooms. These include the principal bedroom with its en suite bathroom and picturesque views across the surrounding gardens and grounds. In total there are a further five bathrooms.

The detached Lodge offers useful further accommodation for guests, lodgers or family members. It includes two ground-floor reception rooms and a well-equipped kitchen, while upstairs there are three bedrooms, plus a family bathroom. Further self-contained accommodation includes The Cottage, with its large sitting and dining room, separate kitchen and one double bedroom en suite.







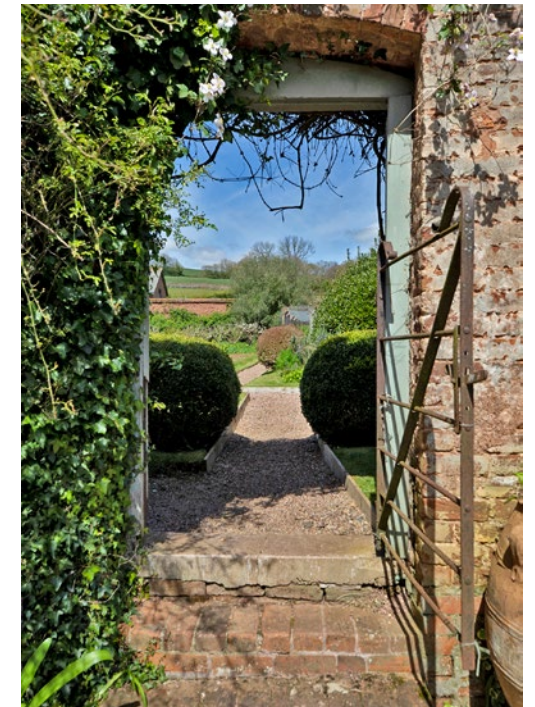






Outside

The house is set within breathtaking gardens and grounds, which extend to 60 acres and include open fields and paddocks for equestrian activities. The formal gardens include an early 19th century 'Crinkle Crinkle' walled garden with pristine lawns and paved terracing for al fresco dining. Within the walled garden is the pool house with its stunning indoor swimming pool, gym and changing and shower facilities. The gardens also include a walled kitchen garden and beautiful open, rolling lawns, as well as parkland beyond with meadows, woodland and open fields. Outbuildings include the indoor sand school and extensive stabling, as well as a tack room and feed room. Additional stables are accessible from the main yard, as are the further extensive outbuildings, centred around the cobbled courtyard, which include a Victorian dairy, workshops, stores, garaging, office space and a games room. There is also the potential for further development of many of the current outbuildings, subject to the necessary consents. The wider grounds include paddocks and open pastureland, which are ideal for hacking or grazing livestock.







Location

The property is idyllically located on the edge of the charming Devon village of Shobrooke, surrounded by attractive rolling countryside and offering a peaceful rural setting while remaining within easy reach of local amenities. The nearby market town of Crediton provides a good range of independent shops, cafés, restaurants and everyday services, together with schools and leisure facilities. The historic cathedral city of Exeter is also easily accessible, offering a wider selection of shopping, cultural and recreational opportunities, along with excellent dining and entertainment. There are well-regarded schools in the area, including Queen Elizabeth's School and Blundell's School. Transport connections are strong, with rail services from Crediton linking to Exeter and beyond, while the M5 motorway provides convenient access to the wider motorway network and the south west.

Directions

What3Words///alerting.copes.think brings you to the property's driveway.

General

Local Authority: Mid Devon District Council

Services: Mains, water and electricity. Oil fired central heating.

Private drainage (we are unaware whether this complies to current regulations) . Borehole which feeds the upper stable yard and can be used for the main house

Council Tax: The Sanctuary Band H, The Lodge Band D

EPC: The Sanctuary D, The Lodge: E

Guide Price: £5,750,000

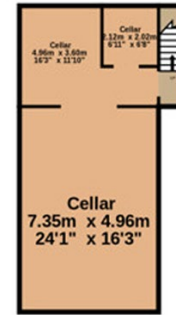


Lower Ground Floor 201.2 sq.m. (2,165 sq.ft.)
 Ground Floor 499.9 sq.m. (5,381 sq.ft.)
 First Floor 389.7 sq.m. (4,195 sq.ft.)
 Cellar 58.0 sq.m. (625 sq.ft.)
 House Total 1148.8 sq.m. (12,366 sq.ft.)
 The Lodge Ground Floor 31.7 sq.m. (341 sq.ft.)
 The Lodge 1st Floor 38.5 sq.m. (414 sq.ft.)
 Not to scale. For identification purposes only

Barns, Garage And Cottage 317.5 sq.m. (3,418 sq.ft.)
 Barns First Floor 235.3 sq.m. (2,533 sq.ft.)
 Riding School And Stables 1340.2 sq.m. (14,425 sq.ft.)
 Stables 54.7 sq.m. (589 sq.ft.)
 Outbuildings With Loft Storage 196.8 sq.m. (2,118 sq.ft.)
 Outbuildings 34.1 sq.m. (367 sq.ft.)
 Total 3397.5 sq.m. (36,571 sq.ft.)



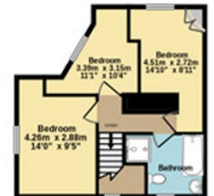
Lower Ground Floor



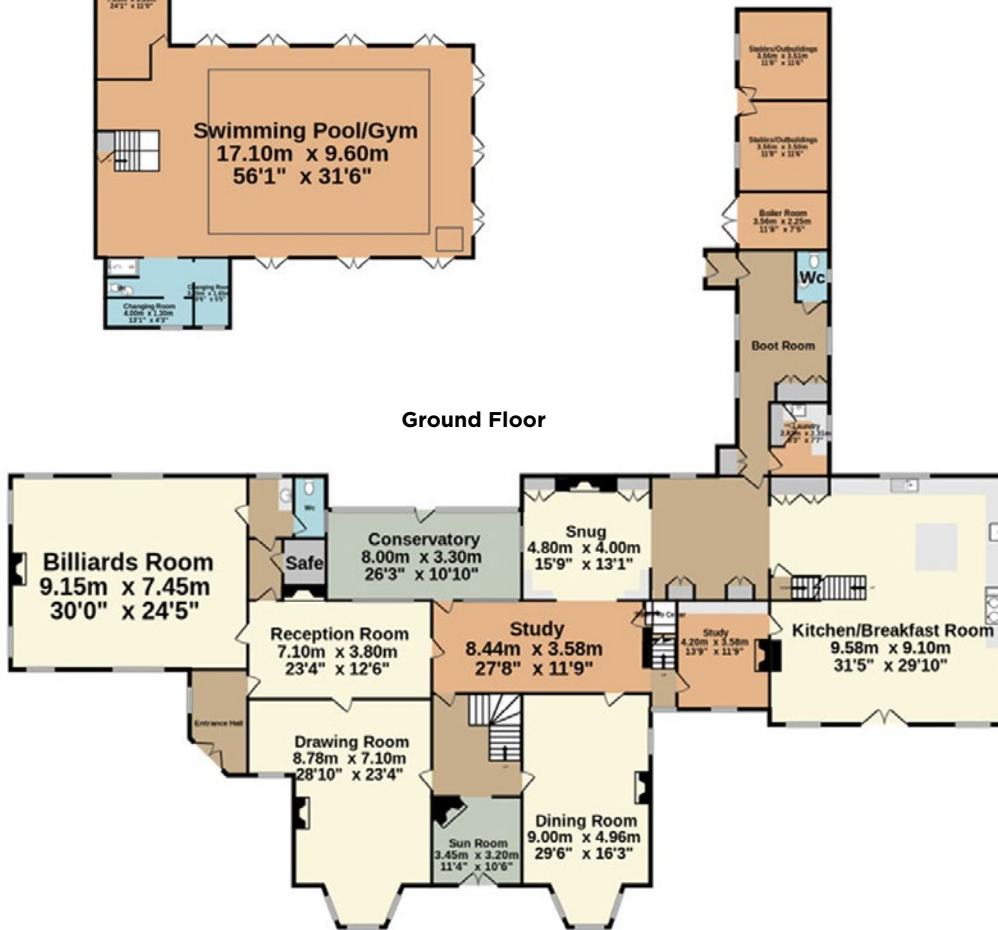
Cellar



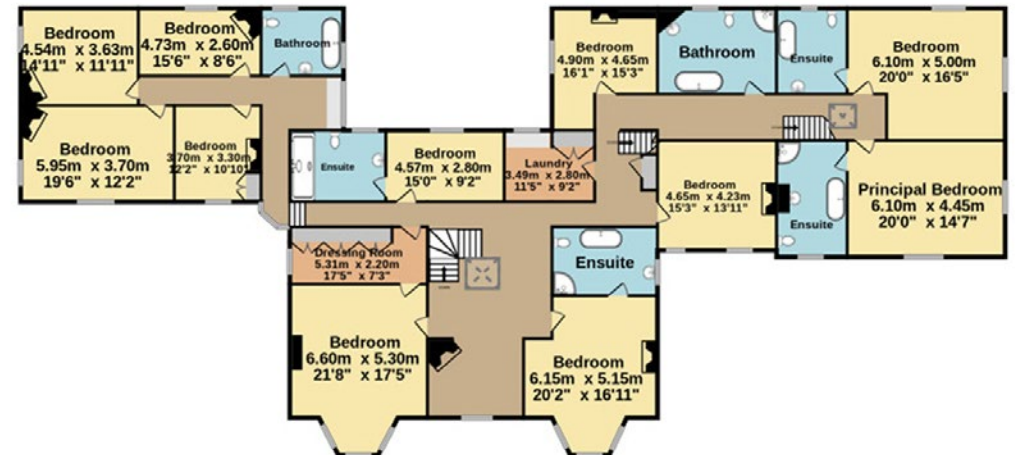
The Lodge Ground Floor



The Lodge 1st Floor

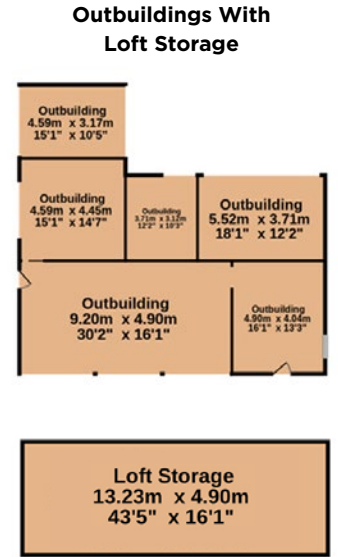
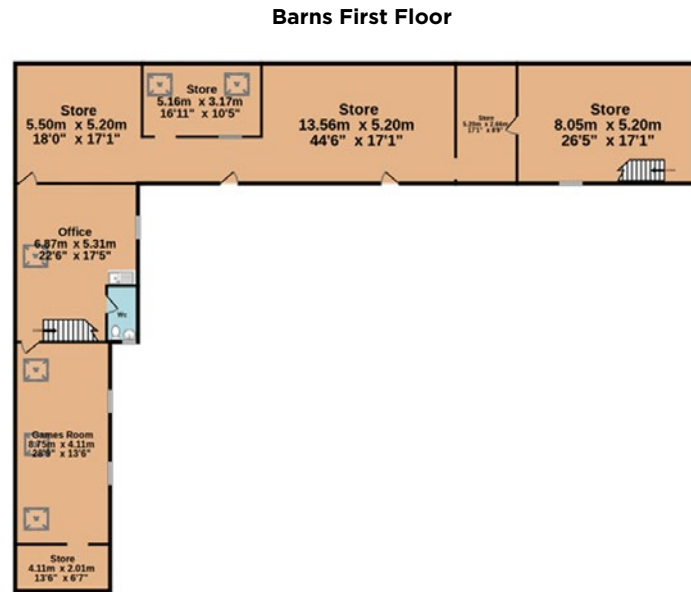
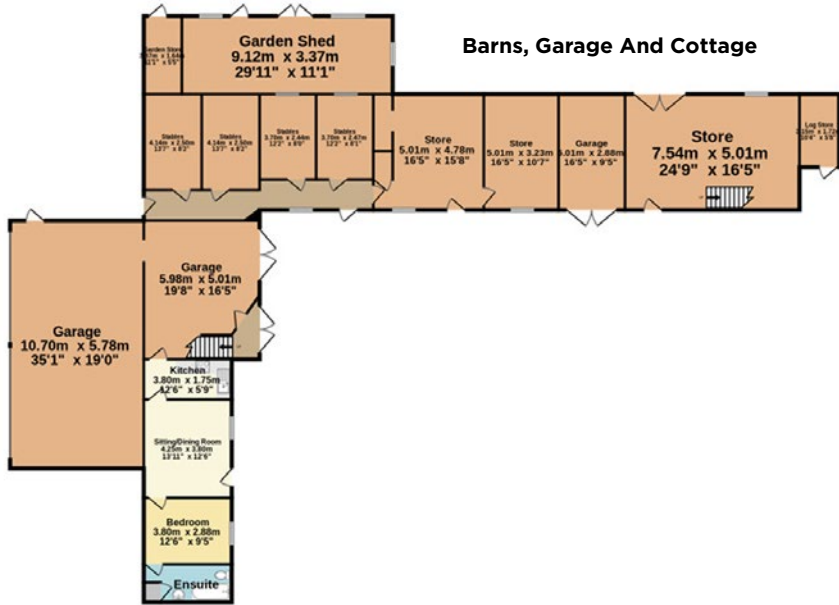


Ground Floor

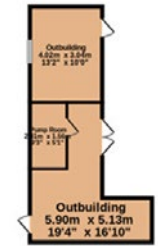
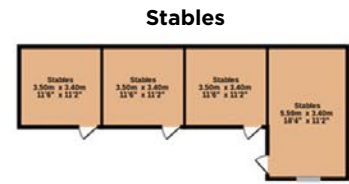
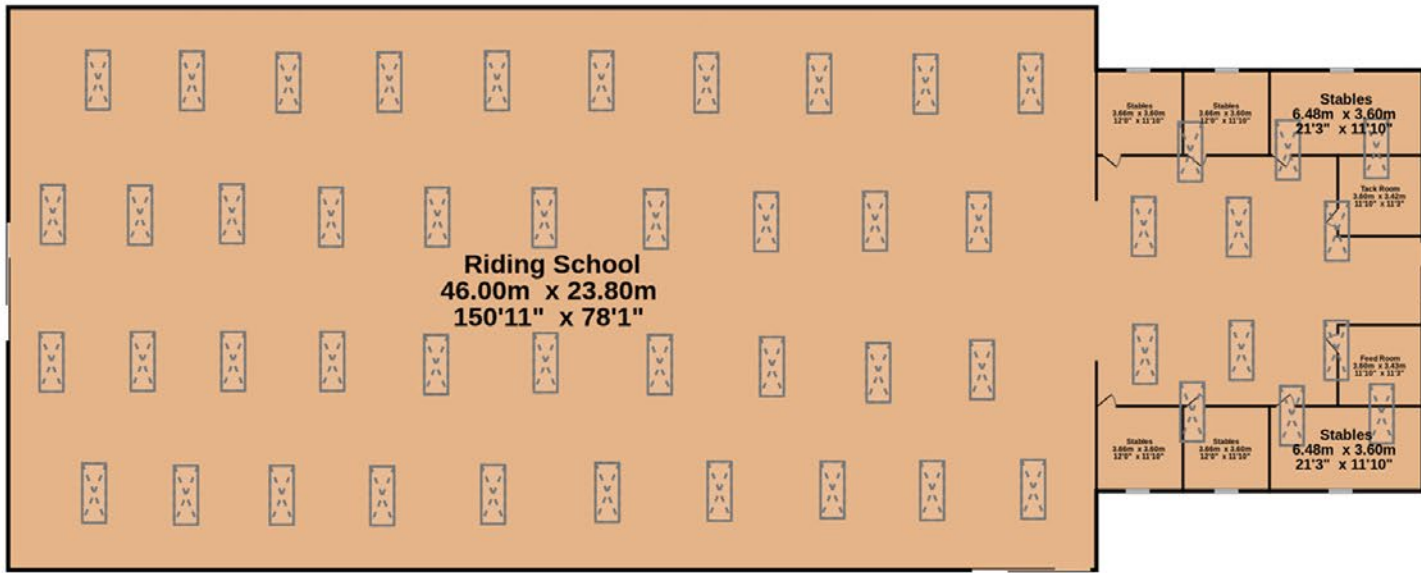


First Floor

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Riding School And Stables





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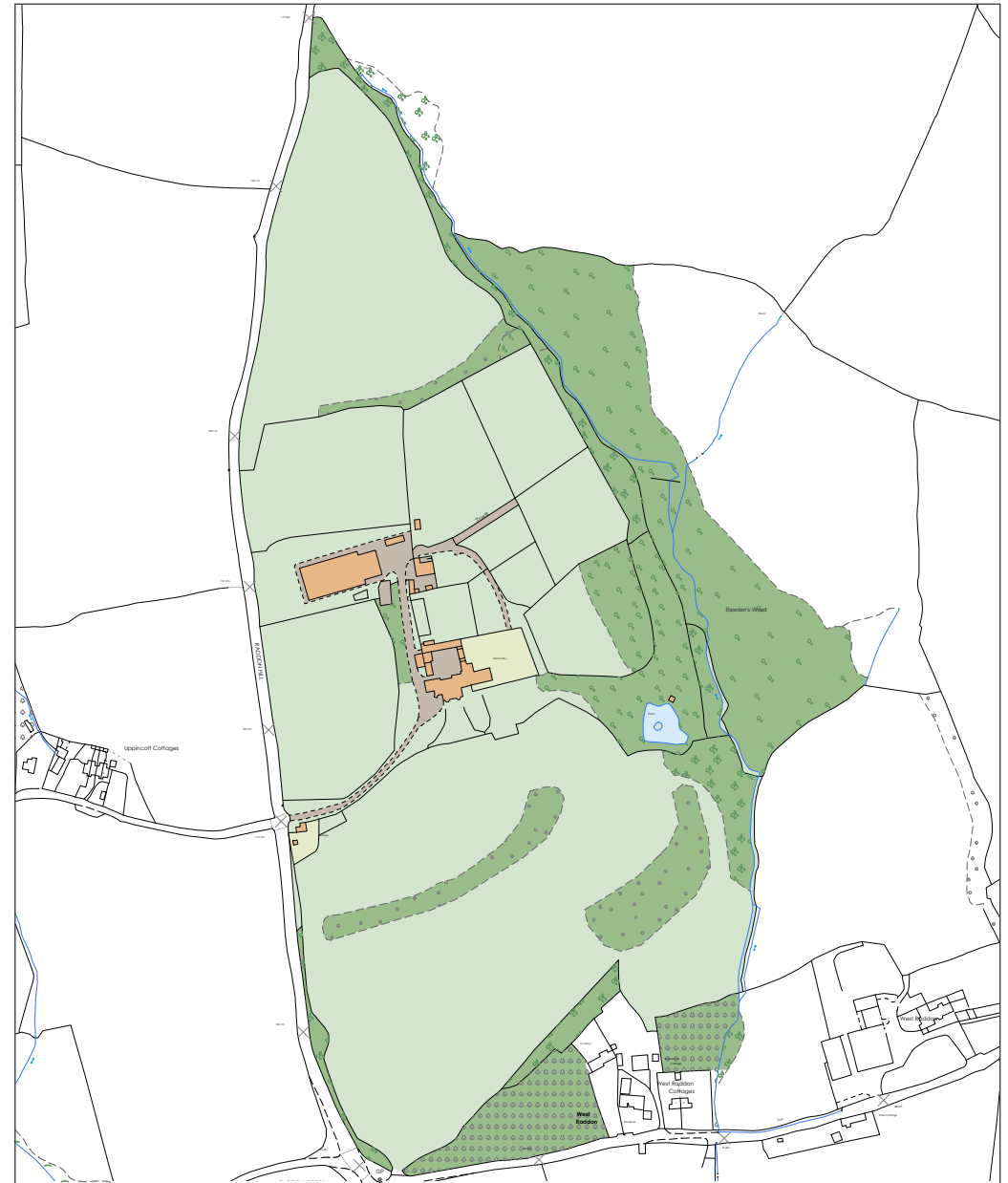
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Total Area - 24.57 ha / 60.72 ac

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