



Kitlake, Stockleigh Pomeroy, Devon

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Kitlake, Stockleigh Pomeroy, Crediton, Devon EX17 4AW

An idyllic farmhouse currently used as two dwellings, barns with equestrian facilities and commercial premises, set in a secluded position with approximately 11.35 acres and far reaching countryside views

Crediton 5.2 miles, Exeter St. David's mainline station 7.5 miles (2 hours to London Paddington), Exeter 8.5 miles, Tiverton 9.5 miles, M5 (Jct 29) 11.5 miles

Main house: Sitting room | Study | Dining room  
Kitchen/breakfast room | Utility | Boot room  
Three bedrooms, one en suite | Family bathroom  
EPC rating C

Annexe: Sitting room | Family room | Kitchen  
Cloakroom | Three bedrooms | Family bathroom

Commercial premises: Restaurant with bar area, reception area, kitchen, café, store and a bedroom | Shop with treatment rooms, reception rooms and shower room | Log cabin | Partially built lodge | Caravan | Planning permission for 3 further lodges to be built  
Tractor shed with toilets and shower room  
Storage barn | Stable block with 5 loose boxes

Gardens | Sand school/carpark | Paddocks  
Approximately 11.35 acres

## The property

A unique opportunity to acquire an attractive farmhouse offering over 2,800 sq ft of accommodation currently split into two dwellings along with an excellent commercial enterprise including a restaurant/café, a shop with treatment rooms, accommodation and extensive stabling. Kitlake offers the opportunity to be used for various business ventures providing significant commercial returns with planning permission granted for 3 additional

lodges to be built in the grounds. The property sits in approximately 11.35 acres benefitting from exceptional views over the surrounding Mid Devon countryside.

The farmhouse ground floor accommodation is connected via an internal door and is currently used as two separate living spaces. The main house has a spacious sitting room with a feature fireplace and a dual-aspect allowing for a wealth of natural light. There is also an adjoining study providing ideal space for home working as well as a dining room. The contemporary kitchen has been built in the extension and features a vaulted ceiling and a triple aspect providing a light filled space with shaker-style units to base and wall level, a central island and integrated appliances including a double oven and induction hob. The adjoining utility provides space for further appliances as well as a WC while there is also a boot room. Upstairs the main house has three double bedrooms one with an en suite shower room while there is also a family bathroom on this floor with a bath and a separate shower unit.

The annexe has its own entrance and includes a welcoming sitting room with a feature fireplace and French doors to the garden as well as an additional family room and a fully equipped kitchen with a double oven and induction hob. A cloakroom completes the accommodation on this floor. The upstairs accommodation is accessed via its own staircase and comprises three double bedrooms all benefitting from fitted storage and a family bathroom with a corner shower and a separate bath. The farmhouse provides ideal use for multi-generational living or income potential and could also be converted back to provide a large family home. All the accommodation benefits from elevated far-reaching views over the surrounding countryside.

The farmhouse benefits from solar power energy which also powers some of the outbuildings.







## Outside

The farmhouse has beautifully maintained front and rear gardens, with patio areas serving both the main house and the annexe providing ideal space for al fresco dining and entertaining.

The gardens include a garden shelter gazebo and large areas of lawn bordered by a variety of established trees and shrubs. Beyond the garden the grounds include extensive fields and paddocks totalling approximately 11.35 acres, which are ideal for grazing livestock or exercising horses.

## Commercial enterprise

Kitlake offers an excellent commercial venture through a café/restaurant, a shop with treatment and meditation rooms, holiday accommodation and equestrian facilities. The restaurant building measures over 1,800 sq ft and includes a contemporary restaurant with a bar area and a separate reception area and café as well as a fully equipped commercial kitchen. The restaurant building also includes

a large storeroom and an adjoining bedroom with the terraced area to the front of the restaurant providing an elevated seating area for customers to enjoy the magnificent views. The restaurant venue also provides private hire opportunities for parties and weddings with accommodation including a log cabin and an additional lodge which is partially built. A wet room with a shower and toilet facilities adjoins the tractor barn with the property also benefitting from planning permission for an additional 3 lodges to be built in the grounds. Kitlake also offers a business venture through a shop with several meditation and treatment rooms. An adjoining stable block provides excellent equestrian facilities with 5 loose horse boxes and could provide further development opportunities. There is also a large farm building with 5 stores. Kitlake offers numerous commercial opportunities with the potential to provide significant returns.





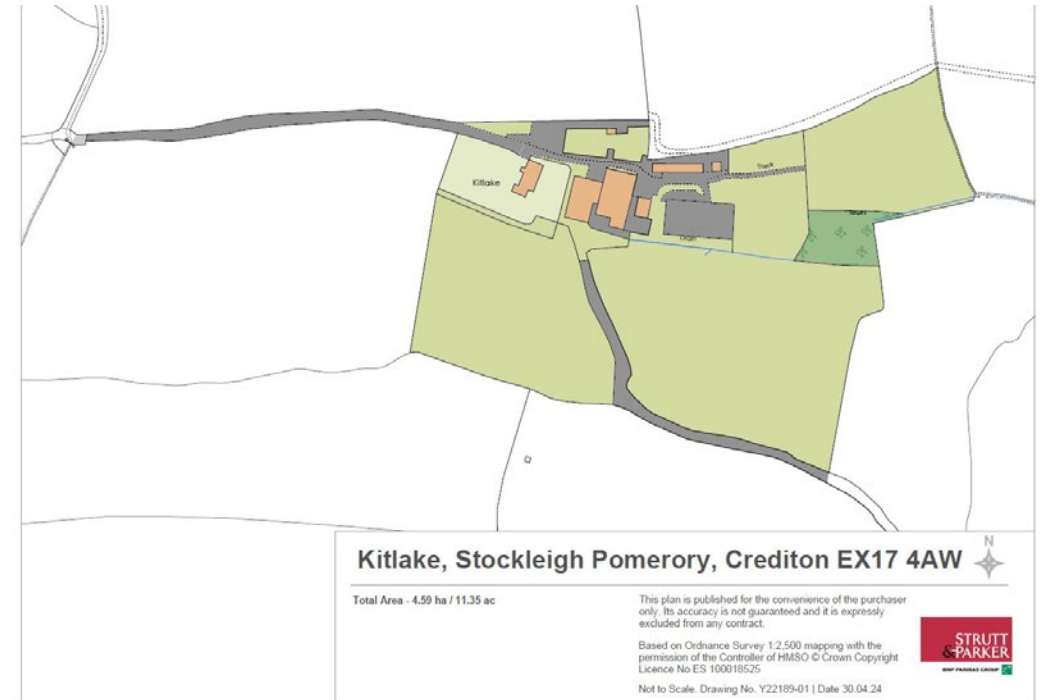
## Location

Kitlake is set in a secluded rural position, a mile and a half from the small village of Stockleigh Pomeroy and surrounded by beautiful Mid Devon countryside. Crediton is just 5 miles away and offers local amenities, including supermarkets, a range of shops, restaurants, cafés and leisure facilities, as well as secondary schooling while the bustling town of Tiverton is 10 miles to the north providing a further range of amenities including independent and High Street shopping and large supermarkets. For an even greater number of facilities, the Cathedral City of Exeter is just 10 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis and IKEA. There is a mainline station at Crediton, offering services to Exeter, while Exeter St. David's provides regular services to London Paddington. For road connections, the M5 is 11 miles away. The area offers several noted

independent schools including St. Wilfrid's, Exeter Cathedral, The Maynard and Blundell's.

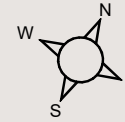
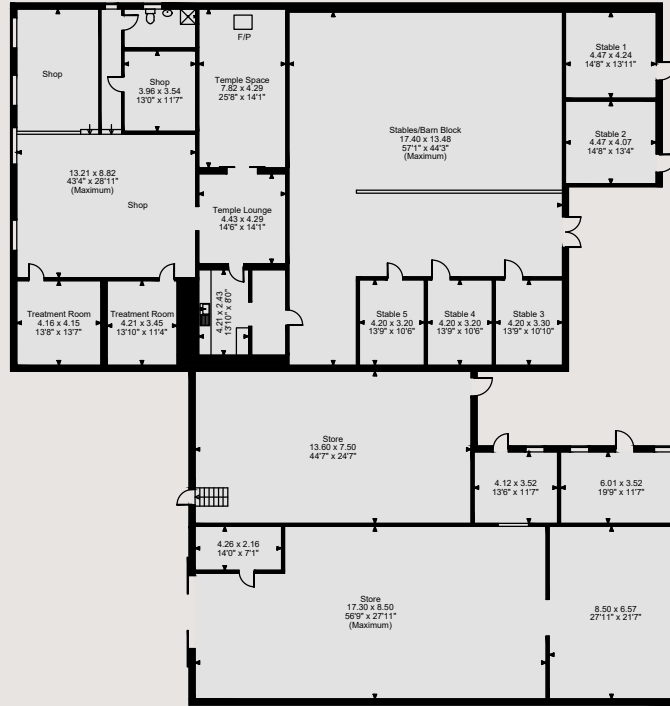
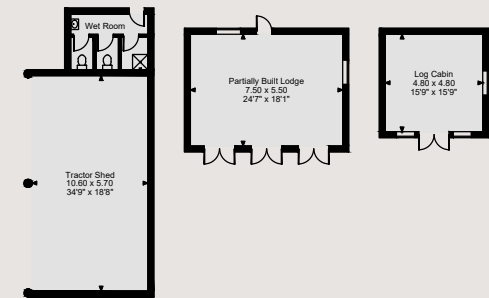
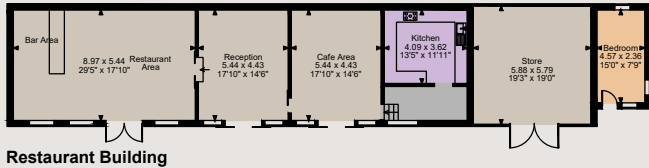
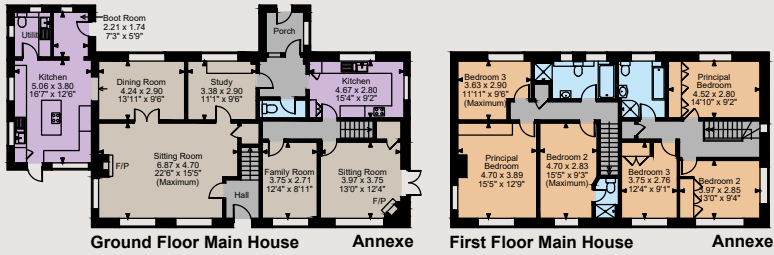
## Directions

From Exeter, take the B3183 New North Road away from the city centre, joining the A377 (Cowley Bridge Road) and continuing north. Continue to follow the A377 for 1.8 miles, before turning right onto Langford Road. After 2.2 miles, at the junction, turn left and then immediately right, following the sign for Shute. Continue for a further 2.1 miles, then turn right onto Scratchface Lane. After 0.8 miles, you will arrive at the property on the right. What3Words///screening.will.dentures brings you to the property's driveway.



Floorplans

House internal area 2,831 sq ft (263 sq m)  
 Restaurant internal area 1,822 sq ft (169 sq m)  
 Outbuilding internal area 5,196 sq ft (483 sq m)  
 Shop, meditation and treatment rooms internal area 2,519 sq ft (234 sq m)  
 Stable block internal area 3,003 sq ft (279 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593097/DBN

General

**Local Authority:** Mid Devon District Council  
**Services:** Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired central heating. **Council Tax:** Band C (for main house and annexe) **Right of Way:** The neighbours have a right of way across the driveway to access their property.

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

**Planning:** 20/00019/FULL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Tenure:** Freehold

**Guide Price:** £1,150,000

**Nb:** The vendor is investigating a change of use on the commercial element of the property.

Exeter

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