



Knightstone Manor, Ottery St Mary, Devon

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# A family home of **exceptional quality** with a fascinating history.

One of the country's best-preserved Grade I listed medieval manor houses, set within a peaceful valley surrounded by magical gardens by Colonel Reginald Cooper.

## Summary of accommodation

Entrance hall | Great hall | Library | Inner hall | Drawing room | Dining room  
Kitchen | Breakfast room | Pantry | Boiler room | Laundry | Ground floor  
bedroom and shower room

**First and second floors:** Principal bedroom with dressing room and en suite  
bathroom | Guest bedroom with en suite bathroom | Further bedroom  
Family bathroom | Second floor bedroom with en suite bathroom  
Sitting room

Solar bedroom | The Cherub room (single bedroom) | Bathroom | Shower  
room | Chambers/home office/library | Storage room

**North Wing:** Inner hall | Wine cellar | Boot room | Boiler room  
Sitting room/media room | Two bedrooms both with en suite shower rooms

**Knightstone Cottage:** Kitchen | Open plan living/dining room | Study | WC  
Three bedrooms | Bathroom | Utility room

Modern barn with estate office, storage and workshop | Garage block with  
two double garages | Open storage barn

Formal gardens with garden rooms | Formal lawns | Rose garden  
Two fountains | Vegetable garden and greenhouse | Parkland | Stream  
Paddocks | Wild flower meadow.

**In all about 18.07 acres**

## Distances

Ottery St Mary 1 mile, Honiton 6.7 miles (London Waterloo from 2 hours 53 minutes), Exeter 13.4 miles (London Paddington from 2 hours 3 minutes),  
Tiverton Parkway 18 miles (London Paddington from 1 hour 55 minutes) (All distances and times are approximate)



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## Situation

Knightstone Manor enjoys a peaceful position in a sheltered valley about a mile outside Ottery St Mary in the beautiful rolling countryside of East Devon. Ottery St Mary is an attractive and popular village with an excellent range of local shops and amenities. The Cathedral City of Exeter is just over 13 miles away and offers a more extensive range of shopping, recreational and sporting facilities.

The East Devon coast, known as the Jurassic Coast, is renowned for its natural beauty and picturesque beaches, notably Sidmouth (6 miles away) and Branscombe (10 miles away). There are numerous opportunities for sailing, paddleboarding and other watersports as well as walking on the South West Coast Path and riding on the network of local bridle paths. A tributary of the River Otter runs through the grounds of Knightstone Manor, connecting with the river to the west of the property.

There is a good selection of highly regarded schools in the area, including Blundell's near Tiverton, Colyton Grammar School, Exeter School, The Maynard, King's College in Taunton and Taunton School.

Communication links are excellent by road, rail and air. The M5 motorway can be accessed at junction 29, about 10 miles from Knightstone Manor. There is a mainline station at Honiton with a direct service to London Waterloo taking from 2 hours 53 minutes and a faster service from Tiverton Parkway into London Paddington taking from 1 hour 55 minutes. Bristol airport is about 70 miles away and offers a large selection of flights to domestic and international destinations. There is a smaller airport at Exeter, about 8.5 miles away offering flights to a number of European and domestic cities.

## Knightstone Manor

Knightstone Manor was built by Thomas de Bittlesgate in 1380, and now stands as one of the best preserved medieval houses in Great Britain. The house is Grade I listed and has a central Great Hall with rooms off and two wings, creating a central courtyard to the rear.





The sense of arrival is superb, with a paved path running between two high yew hedges, leading to the porch at the front of the house and revealing the stunning façade.

Unusually for a medieval manor house, Knightstone has not been added to, albeit windows and staircases have been altered through the years. Recently the property has undergone an extensive and sympathetic restoration, in consultation with English Heritage, and ensuring it is a comfortable, practical and welcoming family home.

Entry to the house is via an impressive doorway and porch, believed to be the work of William Sherman in 1567. The focal point of the ground floor is the Great Hall with the original medieval beams and a beautiful Jacobean plaster frieze. There is a magnificent fireplace and under floor heating, installed underneath the restored floor of 300 year old oak. From the Great Hall, the library is accessed, a snug and cosy room ideal for relaxing with a book. This could also serve well as a study and under floor heating has also been installed here.

The drawing room, positioned off the inner hall, and also with under floor heating, is ideal for both formal entertaining and relaxed family evenings. There is a stunning fireplace and views over the gardens.

The kitchen forms the heart of the home and has also undergone extensive renovation to bring it in line with modern family living, and provides ample space and appliances for cooking and food preparation. This includes two Miele ovens and a large Brittanica range with gas hob. There is a central breakfast bar for informal family dining, and under floor heating.

Off the kitchen is the breakfast room, perfect for more intimate dining and with an AGA and under floor heating, and beyond this is the formal dining room in which the stunning fireplace has been restored to its original size.

A new pantry has been created with a magnificent painted ceiling mural, and with three additional built-in floor to ceiling fridge freezers and space for a small dining table. Beyond this is the boiler room, with new boilers installed by the current owners, and a laundry with space for two washing machines and two tumble driers. At this end of the house is a ground floor guest bedroom and a shower room, with separate access from the rear courtyard.

The bedroom accommodation is split into three areas. Unusually for a house of this age, there are nine bathrooms in total, all of which are immaculate presented in a sympathetic yet contemporary style.





The central part of the house is the family area and is accessed via the 16th century staircase rising from the inner hall. The principal bedroom is of particular note, with stunning views over the gardens and an extensive en suite bathroom with dressing area. There are a further two bedrooms on the first floor, both of which feature generous and beautifully designed built-in storage, and one of which has an en suite shower room, and there is an additional family bathroom. All three bedrooms on the first floor have under floor heating as do the bathrooms and dressing room. On the second floor is a bedroom with en suite bathroom and a sitting room/TV room, ideal for older children.

A secondary staircase on the other side of the Great Hall rises to the Solar Bedroom, overlooking the entrance and the Great Hall and with under floor heating. This would have been the bedroom of the Knight and his wife 650 years ago. Beyond this is the Cherub room, a single bedroom, opposite which is a bathroom and a separate shower room. Also on this floor is a large home office/chambers with intricately designed floor to ceiling two storey shelving. This is ideal for those who need to work from home and has a good sense of separation from the rest of the house.

The North Wing has been converted to a large living room/media room at one end, with boot rooms and a wine store. On the first floor are two immaculately presented en suite bedrooms. The North Wing has independent access and is ideal for guests or family members whilst retaining privacy from the main house.





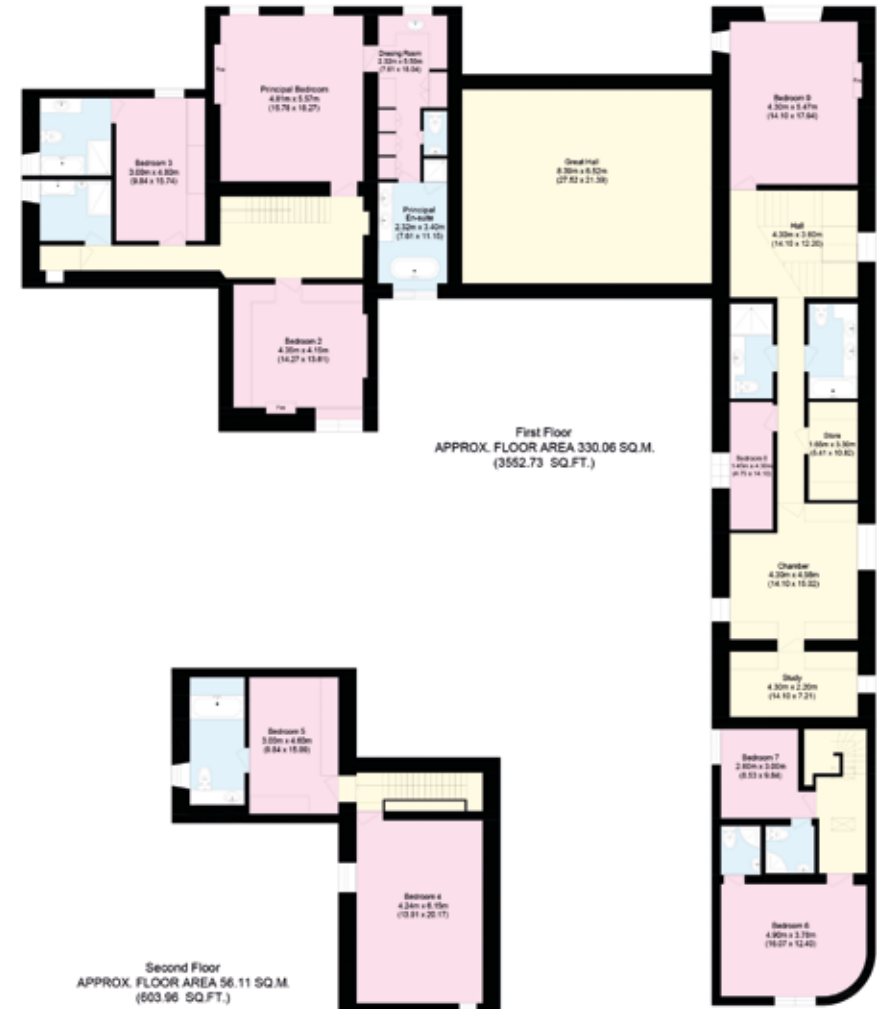
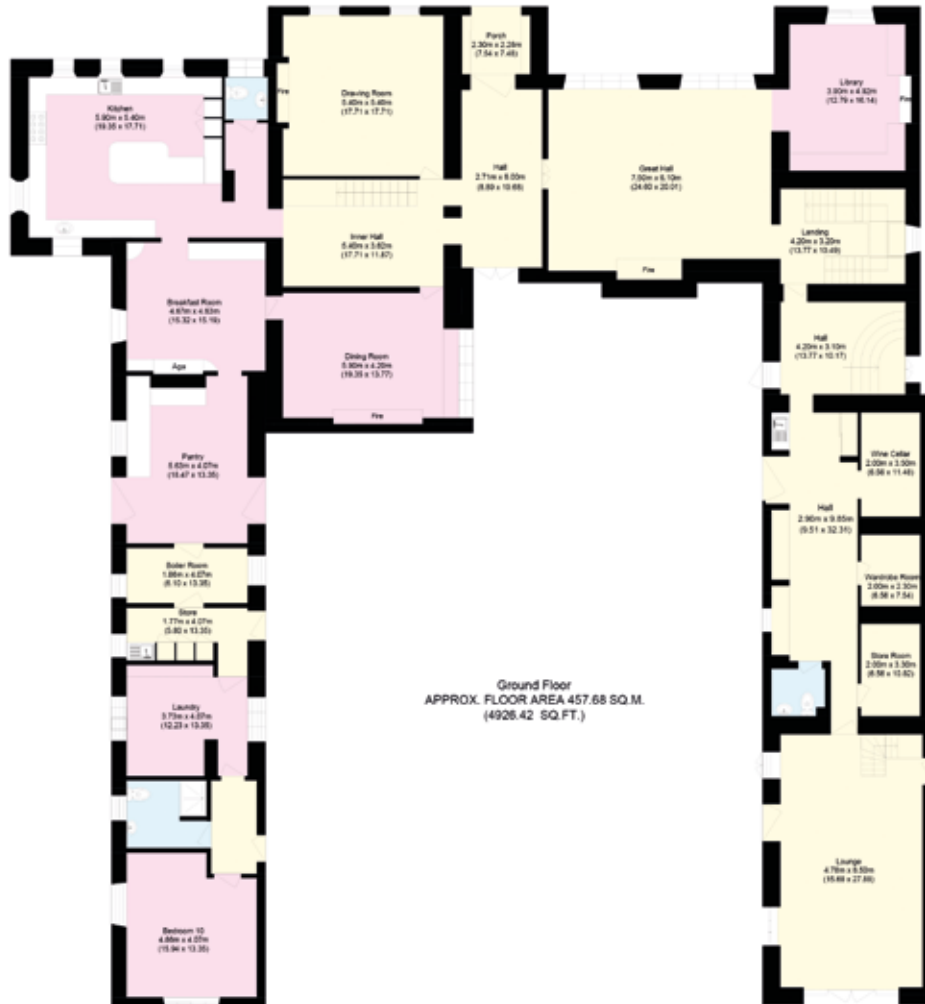
Approximate Gross Internal Floor Area

Knightstone Manor: 9,083 sq ft

Knightstone Cottage: 997 sq ft

Outbuildings: 4,601 sq ft

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.





## Knightstone Cottage

The cottage was constructed in 2012, and sits to the north of the main house with its own garden. The cottage consists of three bedrooms and one bathroom and a kitchen with open plan dining and living room. The cottage is finished to an excellent standard and provides useful secondary accommodation for a staff member or guest spill over.





## Gardens, grounds and outbuildings

Knightstone Manor is surrounded by beautiful, established formal gardens, restored to their former glory by Colonel Reginal Cooper when he acquired Knightstone Manor in 1941. His work on the gardens is well documented in several articles from *Country Life* in the 1950s and he was passionate about the conservation of medieval properties.

The gardens to the front of the house are separated into various rooms, separated by high yew hedges, within which are an abundance of mature borders and planting. The current owners have beautifully restored areas of the garden, with mature planting, a rose garden, ponds and terraces. Immediately the front of the house is a stone terrace, ideal for outdoor entertaining and this wraps around the house to the south where there is a further terrace overlooking the stream, over which is a foot bridge. This gives access to the four paddocks to the south of the house, which also have access via a gateway from the road.

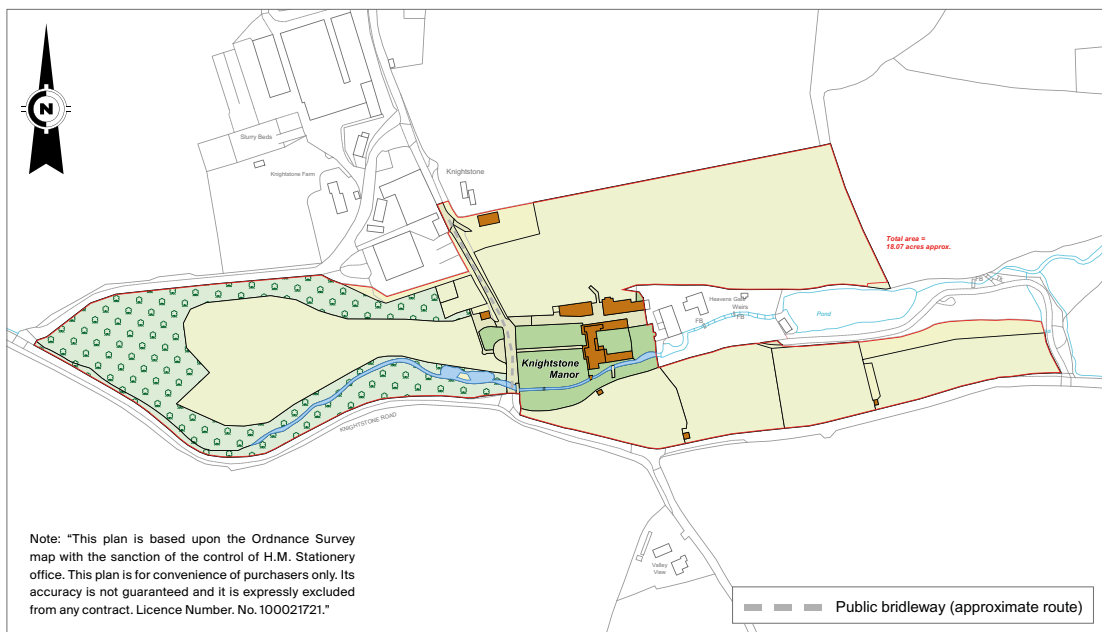
The parkland is graced with an abundance of mature trees, flanked by the stream. Various pathways lead through the parkland to the woodland beyond. At the top of the parkland are wonderful views back towards the house. There is a productive vegetable garden with greenhouse below which is an attractive machinery store built to a very high standard by the current owners.



To the north of the house is a wild flower meadow, with cut paths leading to a viewing area at the top. From this elevated vantage point, there are superb far reaching views over the house and down the valley beyond.

A modern barn constructed in circa 2012 features a sedum curved roof which blends perfectly into the surrounding meadow. Within the barn is an estate office, as well as the electrical control centre. The main area of the barn is currently used for storage, and a workshop at one end with a mezzanine level above. This would be ideal for additional car storage or could be adapted to stabling if required. The estate office and storage area have under floor heating.





Beyond the barn and cottage are four garages with electric roller doors. There is ample space for four vehicles plus additional storage.

The land extends to about 18.07 acres in total.

## Services

LPG fired central heating and hot water. Under floor heating in the Great Hall, kitchen, breakfast room, drawing room, three bedrooms, bathrooms and dressing room in the family area and in the solar bedroom.

Mains electrics. Private water supply via bore hole. Private drainage via septic tank

## Rights of way

There is a public bridleway crossing part of the property. Please see the boundary plan for more information.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council

**Council Tax:** Knightstone Manor: Band H

**Cottage:** Band B



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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