

Slowpool, Offwell, Devon







An immaculately presented Victorian country house set in about five acres of **enchanting, partially wooded grounds.**

Summary of accommodation

Hall | Sitting room | Dining room | Kitchen/breakfast room | Principal bedroom with en suite shower room | Cloakroom

Guest bedroom with en suite shower room | Double bedroom with en suite/walk-through dressing room and shower room | Two further double bedrooms | Family bath & shower room (Seven bedrooms in total including the flat)

Garage block incorporating triple garage & two en suite bedrooms | Parking | Timber garden store incorporating log store & machinery store
Bothy | Garden | Woodland

In all about 4.89 acres

Distances

Offwell 1.6 miles, A35 2.2 miles, A30 4.3 miles, Honiton 4.4 miles, Axminster 9.3 miles, Beer and Branscombe 11 miles

Lyme Regis 14 miles, Exeter Airport 15.5 miles, Exeter city centre 20.4 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com

Location

Slowpool is set in partially wooded and hilly countryside in the East Devon Area of Outstanding Natural Beauty, about a quarter of a mile as the crow flies from the small village of Offwell. The village is a thriving community with a parish church, village hall and CofE primary school, one of four to choose from within a three-mile radius that are all OFSTED rated 2 Good.

It is also conveniently close to the lively market town of Honiton, which has a wide variety of shops and local business, including a Tesco superstore, medical, dental and veterinarian surgeries, a thrice-weekly market and Honiton Community College (OFSTED rated 2 Good).

Slowpool provides complete privacy, and there are many country walks to enjoy from the property. Other activities in the area include golf, fishing, horse riding, sailing and water sports. There is a wide selection of beautiful beaches nearby including Lyme Regis, Sidmouth, Beer and Branscombe and Exmouth.

There are also many lovely restaurants, pubs and boutique hotels in the area to enjoy including the renowned Pig Hotel.

There are several accessible independent schools including Exeter School, Maynard's and the Cathedral School in Exeter and Blundell's School in Tiverton.

For transport links the A376, A303 and M5 are all within easy reach and Honiton has direct rail services to Exeter (23 minutes) and Waterloo (3 hours). Exeter Airport is within easy reach offering a daily service to London City Airport (1 hour) plus a variety of UK and international destinations.

Slowpool

Dating back to 1840, Slowpool is a gorgeous early-Victorian country house set in a magical and very private woodland setting that cannot help but make you feel at one with nature. Resembling a Scottish hunting lodge, the exterior is rendered and painted and has attractive full height bays and Gothic-styled tall windows. To complete the picture it has a southeast and southwest-facing, L-shaped veranda and a slate roof decorated with clay ridge tiles and carved barge boards.





The property has been fully extended and refurbished over the last 20 years and today is immaculately presented having been carefully maintained since its refurbishment. The interior has an overall feeling of light and space with the ground floor accommodation radiating out in three directions from the centrally positioned hall and dining room.

The sitting room has a vaulted ceiling with exposed roof timbers with the feeling of space amplified by wide, southeast-facing windows and two sets of French windows that open out to the garden. The room is also fitted with a timber floor and a wood-burning stove.

Off the opposite side of the hall are the dining room and adjacent kitchen/breakfast room, which are connected via a wide opening to form a combined entertainment space floored with handsome stone tiling. The kitchen is fully fitted with a range of units and built-in electrical appliances, an electric range cooker inset in a fireplace, granite work surfaces and a central island with incorporated breakfast bar. The kitchen consists of two bay windows that look out across the garden and grounds and between them can accommodate separate dining and seating areas.

The hall is overlooked by the wide, galleried landing above, which has a timber floor and leads to all four of the upstairs bedrooms. One has an en suite dressing room (currently with a single bed) leading to an en suite shower room, one has an en suite shower room and the remaining two share the family bath and shower room.



Slowpool

Approximate Gross Internal Floor Area
2876 sq ft /267.2 sq m

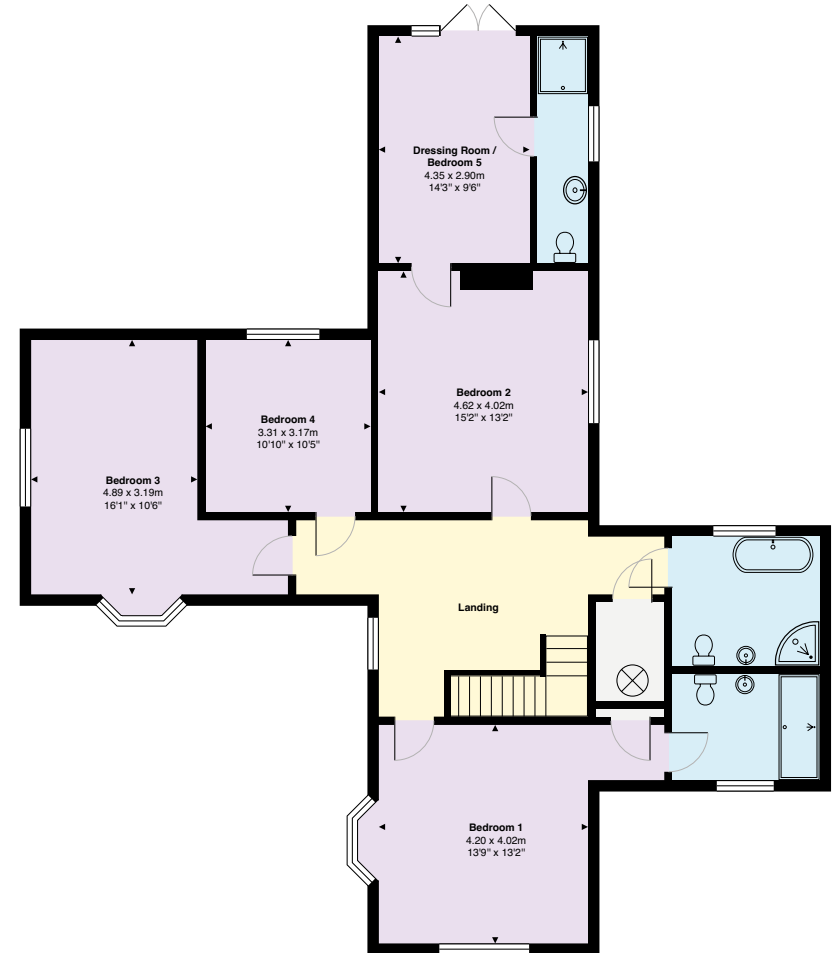
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor
Area: 142.7 m² ... 1536 ft²



First Floor
Area: 124.5 m² ... 1340 ft²

Littlepool, outbuildings & grounds

The house is surrounded by its grounds, which offer total privacy plus peace and quiet and are designed to be easily maintained. They consist of a sloping lawn surrounded by steeper slopes covered with mature woodland containing a variety of deciduous and evergreen trees. As such the grounds seem to blend effortlessly into the surrounding countryside and are a haven for local wildlife. Slowpool also benefits from a gorgeous hot tub and offers an electrical car charging point.

The property is approached via a 300 yard-long drive that leads to a gravelled parking area beside the house, with a side spur leading on to a recently built timber-boarded, triple garage block that incorporates two en suite bedrooms and a living room in the roof space known as Littlepool. Within the grounds is a charming and fully insulated bothy. The wood burning stove creates a cosy atmosphere whatever the weather and the current owners use it as their private pub. In addition, there is a good-sized timber-built garden store that incorporates a lockable machinery store and adjacent covered woodstore.

Pathways meander within the grounds providing access to the woodland and also access to miles of footpaths and country lanes that provide an almost endless variety of countryside walks. In all the grounds extend to about 5 acres (2 hectares).

Agent's Note:

In recent years Slowpool and Littlepool have successfully served, together as high quality holiday accommodation attracting a high level of positive reviews. For further details see www.cottages.com/cottages/slowpool-hmma.

Services

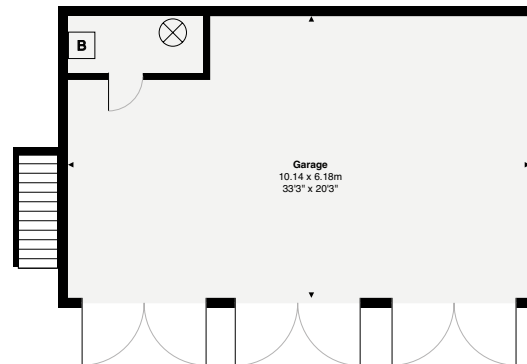
Mains electricity. Private water (bore hole & well with reverse osmosis water treatment plant) & drainage. Oil-fired central heating. Underfloor heating throughout the main house apart from the living room which has electric radiators. Separate oil fired heating system in Littlepool. Superfast broadband via Starlink satellite system.



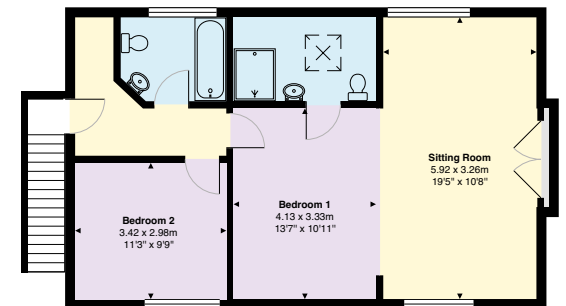
Littlepool

Approximate Gross Internal Floor Area
1354 sq ft /125.8 sq m

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.



Ground Floor
Area: 62.7 m² ... 675 ft²



First Floor
Area: 63.1 m² ... 679 ft²



Directions (Postcode EX14 9SR)

what3words//fallback.fixture.forgets

From Honiton High Street, turn into New Street. Follow this road under the railway bridge (Honiton Station), up a steep hill past the railway station (on your right) to the roundabout in front of the church. Turn left here, then first right. Carry on up a steep winding hill and beware of loose chickens on road. Keep straight past the golf club house (on your right) following the directions to Northleigh. Proceed along this road for approximately 1.5 miles. Ignore the signpost at Broadown Cross to Northleigh, continuing straight ahead signposted Colyton and Blamphayne.

Some 8/10ths mile past Broadown Cross look out for the white Summerdown Cross post on the right verge. Take the left to "Colwell ½ mile". Carry on down a steep hill winding left then right, past the 'Three Corners Cattery' and after a short descent turn left onto a rough track indicated by a notice marked 'Hoopers Farm'. Proceed down this track past Hoopers Farmhouse (on your right) to a concrete twin track. Turn left into the drive for Slowpool. If you find yourself at the bottom of the valley crossing a ford you have gone too far!





Property information

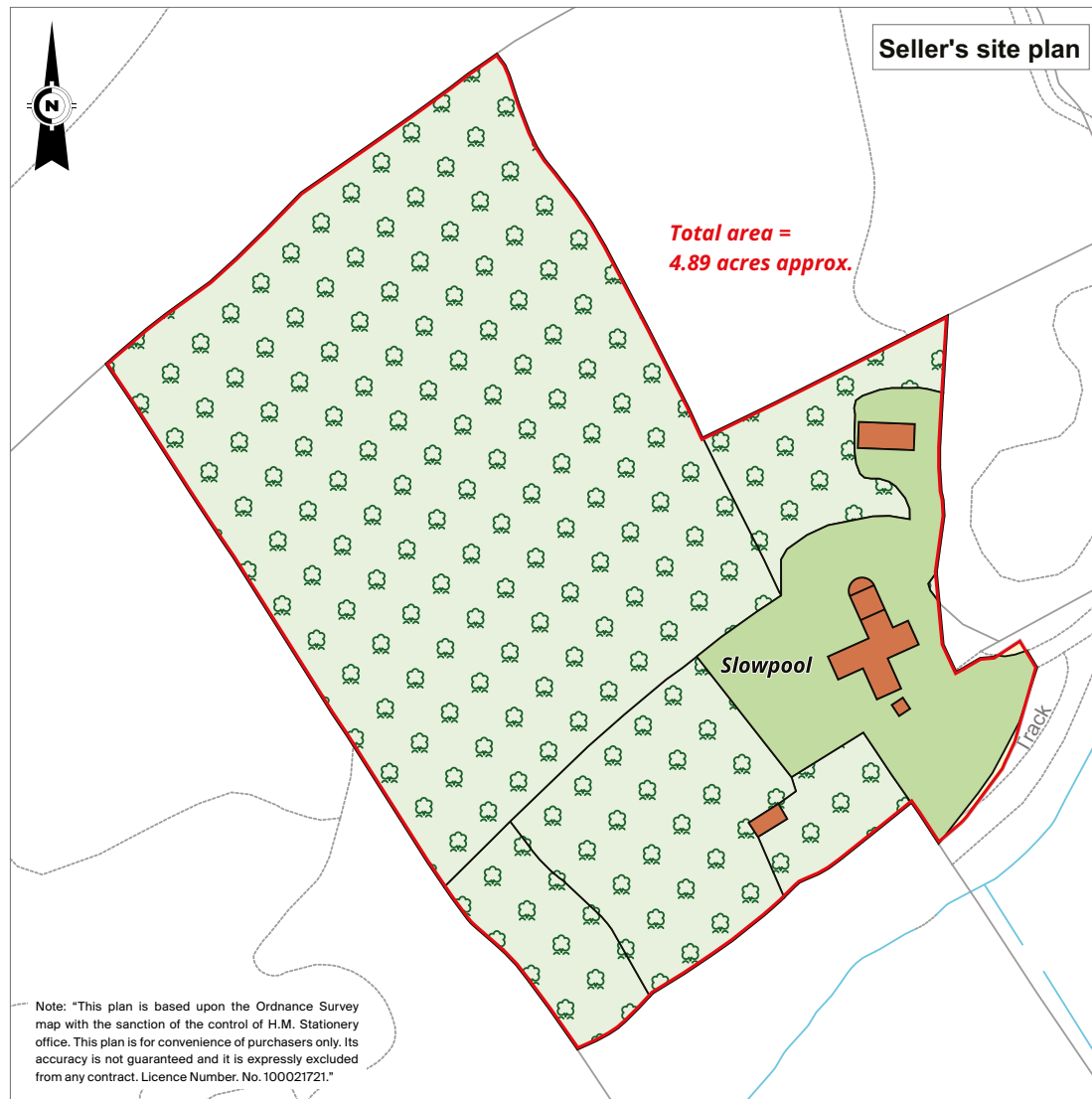
Tenure: Freehold

Local Authority: East Devon District Council (www.eastdevon.gov.uk).

Council Tax: Band G

EPC Rating: Slowpool – E, Littlepool – C

Guide Price: £1,700,000



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March and May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

