



The Old Vicarage, Luppitt, Devon





An immaculately presented former vicarage set in a **gorgeous garden** with views over the beautiful Luppitt Valley.

Summary of accommodation

Entrance hall | Inner hall | Drawing room | Dining room | Sitting room | Study | Kitchen with storage loft | Breakfast room
Garden room | Utility room | Cloakroom

Principal bedroom with walk-in wardrobe and en suite bathroom | Two further double bedrooms
Family bath and shower room

Two attic bedrooms | Dressing room | Further family bathroom

Parking | Attached double garage with first floor storage loft | Attached storeroom | Garden | Summer house | Tool store
Fruit cage | Kitchen garden | Greenhouse | Log store | Orchard

In all about 1 acre (0.4 hectares)

Distances

Dunkeswell 2.5 miles, Honiton/A30/A373 6 miles (Waterloo 2 hours 50 minutes/Exeter Central 21 minutes)

Cullompton/Junction 27 M5 11.5 miles, Taunton (Taunton School) 14 miles, Wellington (Wellington School) 15 miles

Weston Beach 16.5 miles, Exeter Airport 19 miles, Tiverton (Blundell's School) 20 miles, Exeter city centre 25 miles

(All distances and times are approximate)



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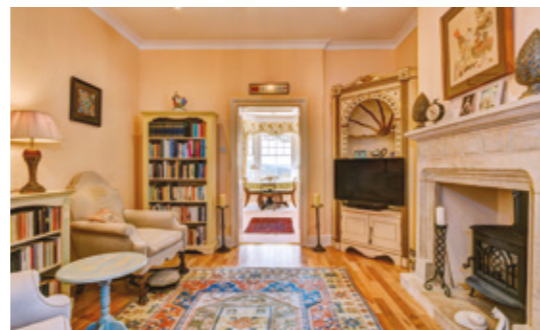
Location

The Old Vicarage is situated adjacent to the pretty parish church in the small, rural village of Luppitt. The village also has reputedly Britain's smallest pub, The Luppitt Inn, which features in Wikipedia and the Good Pub Guide, the pub is currently closed for refurbishment. The neighbouring village of Dunkeswell has a Premier convenience store/post office as well as a doctor's surgery, Indian restaurant, hairdresser and fish & chip shop. Most day to day needs can be met in the nearby, small market town of Honiton, which has an excellent selection of shops and local businesses plus three large supermarkets, Tesco, Aldi and Lidl. Transport links are good too. The A30 and A373 connecting to Exeter and the M5 are both just north of the town and Honiton train station provides direct services to Exeter St. Davids (26 minutes) and Waterloo (2 hours 50 minutes). The area also offers a wide choice of popular schools from both the state and independent sectors. The choice from the latter includes Blundell's School in Tiverton and The Maynard and Exeter Cathedral Schools in Exeter.

The property

Set on the upper slope of the beautiful Luppitt Valley in the Blackdown Hills, The Old Vicarage has a truly wonderful position facing south with lovely, unspoilt views of the charming village below and the surrounding countryside towards Dumpdon Hill. In 1881 it is alleged that the new vicar refused to occupy the original vicarage because it was in such a state of disrepair and so a new vicarage was built. The house today is a fine example of an ecclesiastical family home built to a four-square plan with well proportioned rooms with high ceilings and an overall feeling of light and space. The exterior is faced with local stone under a clay tile roof and has large sash windows and two south-facing bay windows under a wisteria-draped veranda.

The property has been refurbished over recent years and owned by its current owners for the past thirteen. It is unlisted and has retained many interesting architectural fittings including window seats, cut stone fireplaces, picture rails and a large amount of original joinery. These features have been enhanced sympathetically where appropriate such as the graceful entrance hall, which now has a limestone floor.



The ground floor contains four original reception rooms grouped around the centrally positioned hall plus a side extension that incorporates the kitchen and breakfast room, which look out through the adjacent garden room to the gorgeous view. The kitchen is fully fitted with handmade units under granite work surfaces, butler's pantry, gas hob and built-in electric appliances. The kitchen/breakfast room and garden room combine to make a fantastic family hub and entertainment space, opening out to a deep, south-facing terrace that extends along the length of the house. Upstairs on two upper floors are a total of five bedrooms, a dressing room and three bath/shower rooms. The principal bedroom is a great size, benefiting from a walk-in wardrobe, further built-in wardrobes and a large, beautifully equipped shower room.

Outbuildings, garden and grounds

The Old Vicarage is set well back from the passing lane and is approached via a gravelled driveway passing through a pair of impressive, electric timber gates to a good-sized parking area, that has space for several vehicles. Beside the parking area is the attached double garage, which incorporates an integral workshop area and has a storage loft in the roof space, which is accessed by an external flight of steps. The garden is landscaped with a number of levels and is enclosed by boundary flintstone wall.



The garden is a true plantsman's delight that drops downwards encompassing a level, terraced lawn fringed with richly planted, deep borders that provide a variety of shapes and colour throughout the growing season. At the bottom of the garden is a summer house, with an implement store, walk-in fruit cage and composting area behind.

To the west of the house is a sheltered kitchen garden containing several raised beds, greenhouse and log store. To the east and beside the drive is a further lawn and a naturalised area of garden planted as an orchard with several gorgeous apple trees. In all the garden and grounds amount to about 1 acre.

Services

Mains water and electricity. Photovoltaic panels and battery storage. Private drainage (sewage treatment plant). LPG-fired central heating (underground tank) and hob.



Directions (Postcode: EX14 4RY)

what3words: spud.drag.costs

When approaching Honiton from the East. Take the sliproad (A35) left towards Dorchester & Honiton centre, turn right at T-junction opposite Harts Renault garage, then right again after Toyota garage, signed Combe Raleigh, Dunkeswell and Luppitt. This leads you back over the A30. Take the first left turn marked Combe Raleigh, Luppitt & Dunkeswell. You will shortly come to a narrow, bridge. The distance from here to Luppitt is about 5½ miles. Continue on this road until it forks right towards Smeatharpe and Luppitt. Keep on this road and you'll see a group of buildings on your left. Look out for a sign in the hedge on your left for Lakeview Manor. The turning to Luppitt is on your right shortly after this sign. Pass a red post box on your left by Mount Stephens Farm and then go down a hill past the church carpark on your right. The Old Vicarage is the first house on the right after the church with its name is clearly displayed in the stone gatepost.

Property information

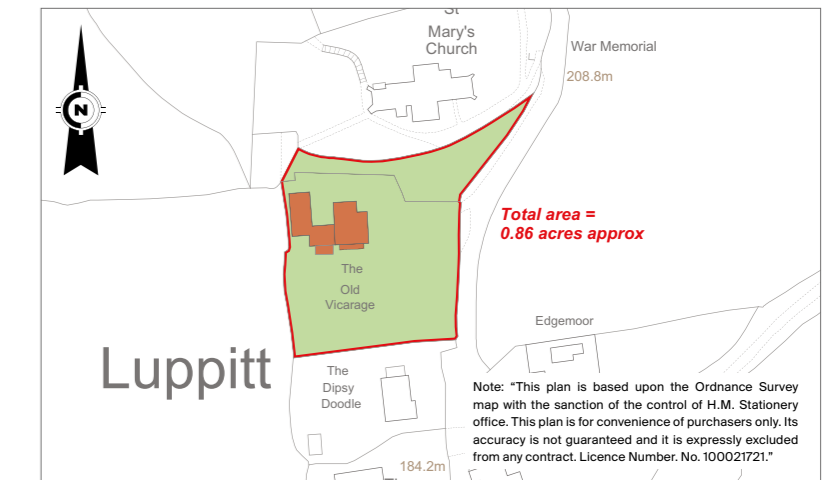
Tenure: Freehold

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

Council Tax: Band G

EPC Rating: E

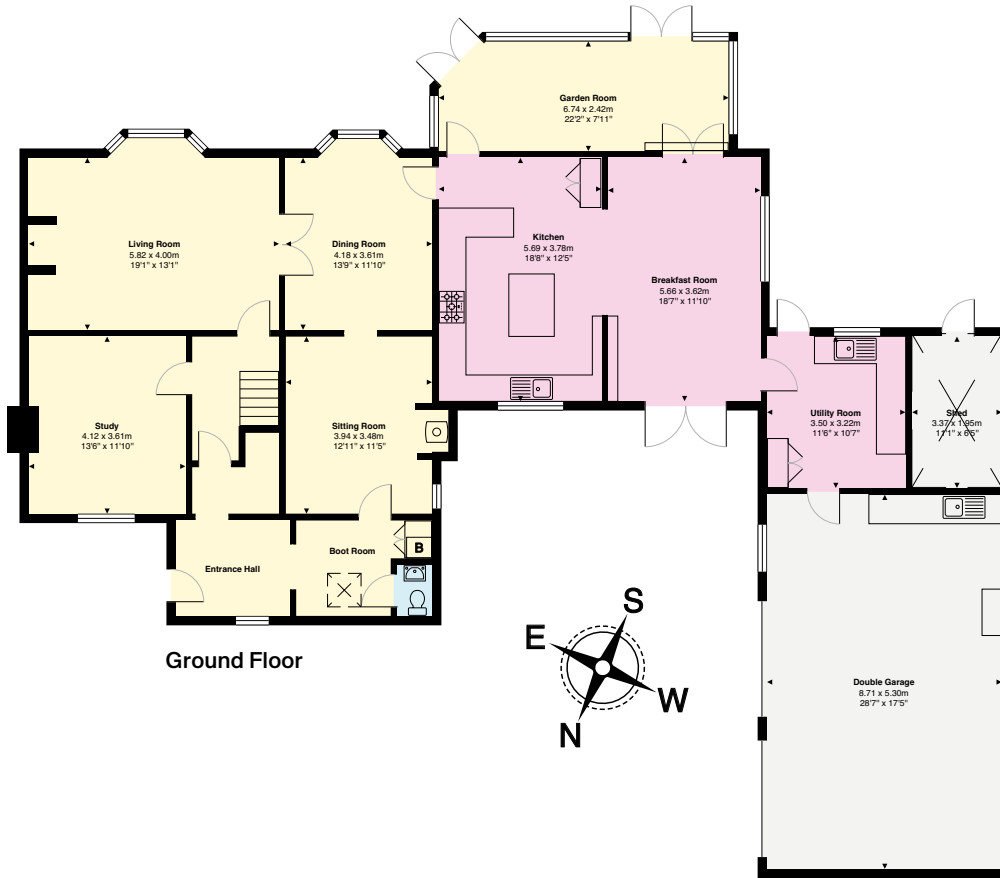
Guide Price: £1,500,000



Approximate Gross Internal Floor Area
4306 sq ft / 400 sq m (including Garage)

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.

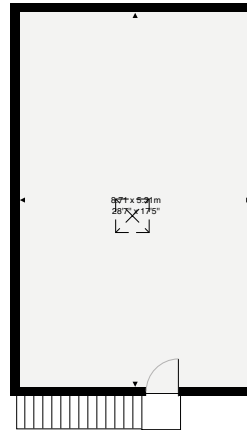
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



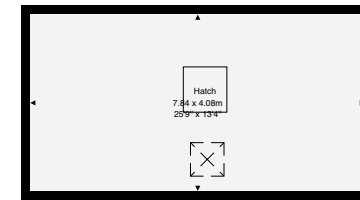
First Floor



Second Floor



Garage First Floor



Kitchen Loft



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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