



Bishops Court, Exeter, Devon



A fascinating **Grade I listed country house** set in over 30 acres of parkland, with chapel, apartments, gate lodge and stable yard with tithe barn & ancillary outbuildings.

Summary of accommodation

Principal House

Ground Floor: Reception hall | Drawing room | Morning room | Library
Dining room | Kitchen/breakfast room | Laundry | Cellars | Old kitchen
Domestic stores

Chapel with bell turret and C15 bell

First Floor: Principal bedroom with adjacent bathroom | Guest bedroom
with en suite bathroom | Three further double bedrooms with
en suite/dual access bathrooms | Three further double bedrooms

South Lodge

Two 2 bedroom apartments | One bedroom apartment | Two ground
floor studios | Adjoining courtyard

Grounds

Gate lodge - grade II listed | Stable yard with medieval tithe barn
Grade I listed | Stable block - Grade I listed | Ancillary outbuildings
Parkland | Lake

In all approximately 31 acres



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Location

Bishops Court is situated amidst the unspoilt, rolling countryside of the Clyst Valley Regional Park and about a mile from the small village of Clyst St. Mary. It has quick and easy access into the centre of Exeter, which as a cathedral and university city has a full range of shops, restaurants and local businesses along with a vibrant and on-going programme of cultural events throughout the year. All the major supermarkets are present in the city and Exeter has two railway stations, with Exeter St David's offering direct services to Paddington (2 hours 7 minutes). In addition, Junction 29 on the M5 is to the east of the city as is Exeter International Airport. There is a wide choice of local schools in Exeter from both the independent and state sectors for both primary and secondary level. These include Exeter School, The Maynard and Exeter Cathedral School and Blundell's School in Tiverton, which offers a daily bus service from Exeter as well.

Distances

Junction 30 M5 1.4 miles, Exeter Airport 2.1 miles, Exeter city centre 5.5 miles, Exeter St. David's station (Paddington 2 hours 7 minutes) 5.7 miles
(All distances and times are approximate)

Bishops Court

Positioned centrally within over 30 acres of beautiful parkland with a two acre lake and about 70 meters from its own yard of beautiful medieval outbuildings, Bishops Court is a large, Grade I listed country house with a fascinating history.

The house has evolved from its medieval origins when it was the country palace of the bishops of Exeter to its most recent remodelling in the 1860's, carried out by William White, a pre-eminent architect of the Gothic Revival style. Today the house is largely unchanged since then and is considered to be one of White's most important domestic buildings.

The building has a linear plan, with the architectural form of the chapel separating the main house from the apartments which are located in the old service wing of the house. The house is very much a family home and has been in its current ownership since 2003.











Most of the reception rooms including the kitchen face west to catch the afternoon sun, whilst the dining room, library and chapel are east-facing and are lit by the softer morning light as well as providing a dramatic and beautiful front façade. The interior is equally eye-catching with White's gothic detailing evident at every turn. All the rooms have tall ceilings and are well lit by natural light that pours in through tall, gothic arched windows and the interior is decorated with fine carved stonework, detailed joinery and gorgeous tiles and stencilling. The house has a centrally positioned reception hall that backs onto a corridor that stretches from the chapel at one end to the main staircase at the other and provides access to all the reception rooms. This layout is reflected upstairs as well where there are eight large double bedrooms and five bathrooms, all with lovely views over the park and the surrounding countryside.

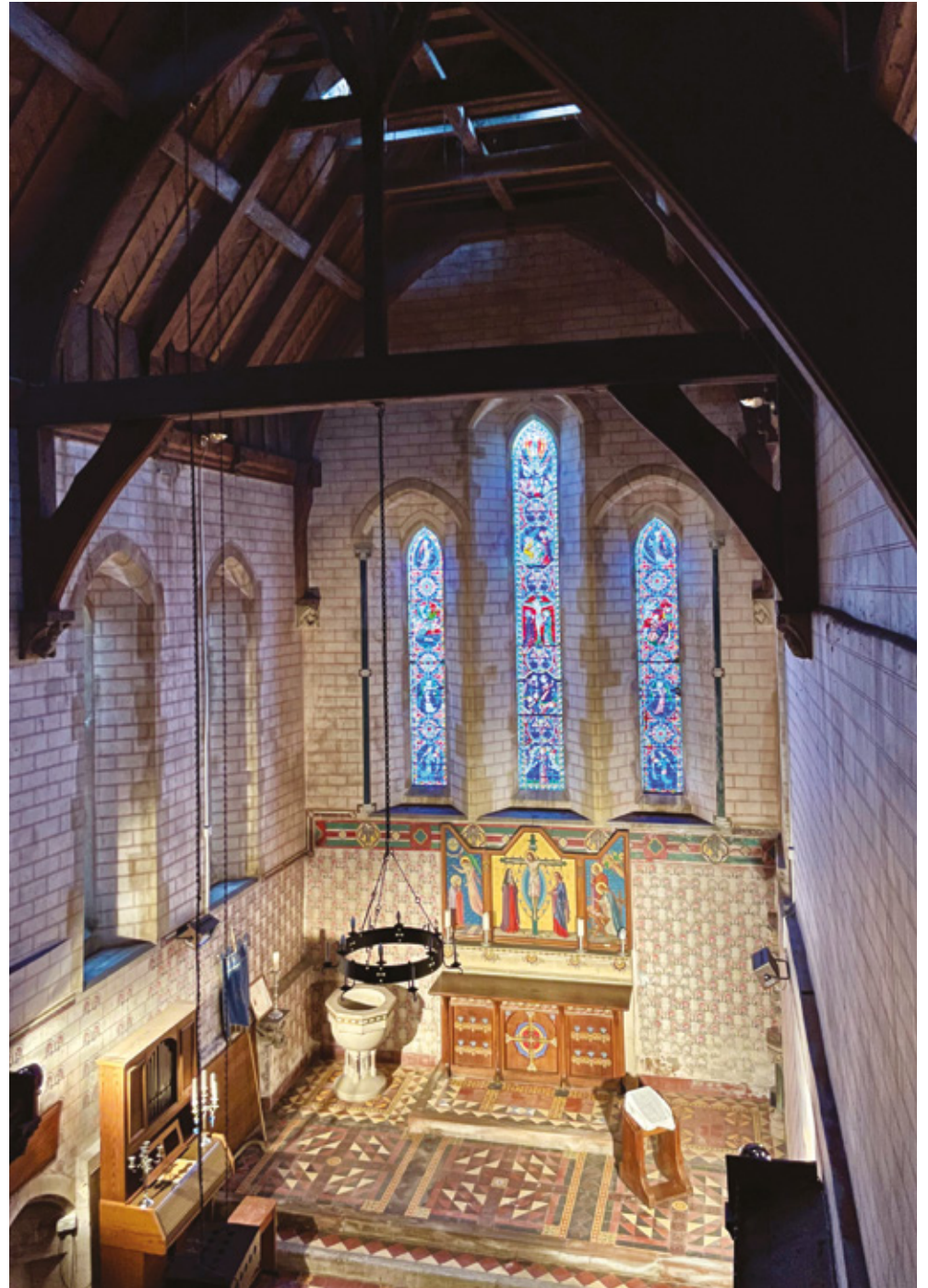


Apartments & Stable yard

The first and second floors of the former domestic staff wing of the house have been converted into self-contained apartments, which are accessed via a walled, cobbled courtyard on the southern side of house and from there via a dedicated staircase. The tenants also have their own parking area out of sight from the main house. Adjacent to this parking area and screened by mature trees are a unique assemblage of medieval buildings: a Grade I listed, stone built tithe barn dating from 1376 together with a magnificent Grade I listed stable block built of Heavitree stone dating from the early 1400's, both in need of some restoration. The stable block is a remarkable building and is thought to be the largest and most complete example of a purpose-built medieval stable to survive in the British Isles. The barn and stable block are set at right angles to one another and along with ancillary outbuildings, which include garaging and a building housing the bio-mass boiler and wood chip silo, form a delightful, cobbled stable yard.



















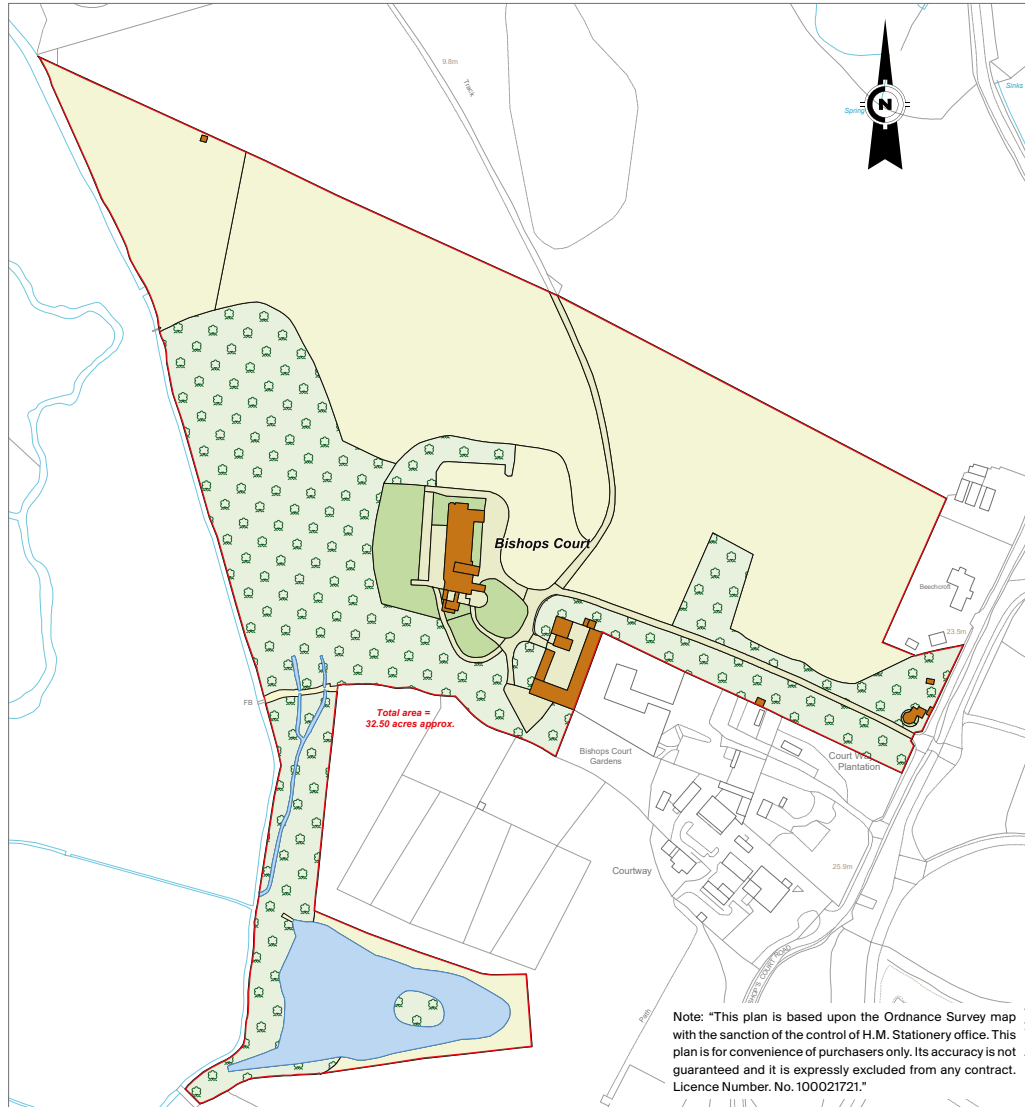
East Lodge, gardens & grounds

Bishops Court is approached off a quiet country lane via a smartphone app-controlled gated entrance. Beside the entrance is a charming, octagonal cottage orné gate lodge that was built in 1834 in the style of Nash and Repton and is Grade II listed. The wide driveway leading up to the house is lined with Lime trees and sweeps round to a gravel parking area in front of the house with a further spur to the stable yard.

The gardens and parkland that surround the house provide a wonderfully private setting and contain many fine specimen trees and shrubs. The grounds have been managed to re-wild and encourage nature to proliferate in an unspoilt environment close to the River Clyst. The many mature trees in the park have been supplemented with the planting of thousands of young broad-leafed trees and shrubs of varying ages in copses that create an attractive, low maintenance and environmentally responsible parkland. A strip of older woodland forms a screen between the house and Exeter and leads to a two acre lake with its own island.

History

The house enjoys a long-documented history dating back to its purchase by Walter Branscombe (circa 1220-1280), Bishop of Exeter who bought the estate in 1265. The house became the official palace for the Bishops of Exeter until the Reformation in 1546, when it was given to John Russell, 1st Earl of Bedford (circa 1485-1555) by Henry VIII following the Dissolution of the Monasteries. In 1802 the estate was bought by Admiral Thomas Graves, 1st Baron Graves, KB (1725-1802) and almost immediately passed to his son, Thomas North Graves, 2nd Baron Graves (28* May 1775-7* February 1830), who undertook extensive alterations and modernisation. On his death, the estate was purchased for £75,500 by John Garrett, a wealthy London tea merchant and Lord Mayor of London, who created the parkland and the lake. In 1860 his son commissioned William White to remodel the house in the Neo-Gothic style as it appears today.



Property Information

Services: Mains electricity. Private water (East Lodge mains water). Private drainage. Bio mass-fired central heating with approximately 9 years of a Renewable Heat Incentive remaining. Starlink superfast broadband.

The revenue from the tenancies & RHI cover the heating and running costs of the estate and provide an additional substantial income.

Tenure: Freehold

Local Authority & Council Tax band: East Devon District Council (www.eastdevon.gov.uk). Bishops Court band H. 1, 2 & 3 South Lodge (Apartments) all band B.

Offers in excess of: £4,500,000

Directions (EX5 1DH)

what3words:///tunnel.remission/falters

From Junction 30 M5 at Exeter take the Sidmouth road. Drive for a third of a mile to the next roundabout. Take the first exit off the roundabout into the village of Clyst St Mary. After 70 yards at the T junction turn left and continue onto Frog Lane, which after about 200 yards becomes Bishops Court Lane. The gated entrance to Bishops Court will be found on the left after just over three quarters of a mile, shortly after the entrance to Bishops Court Gardens.



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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Approximate Gross Internal Floor Area:

Main House, Chapel & South Lodge: 18,000 sq ft

Tithe Barn, Stable & Ancillary Buildings: 10,000 sq ft

East Lodge: 850 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.

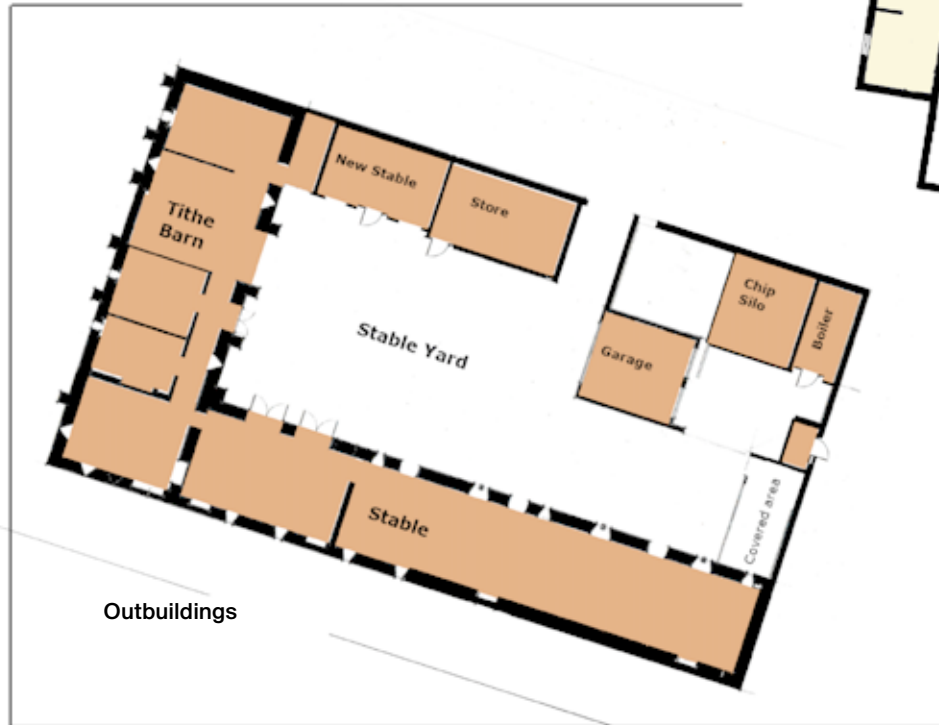


Second Floor

First Floor



Ground Floor



Outbuildings



Cellar









