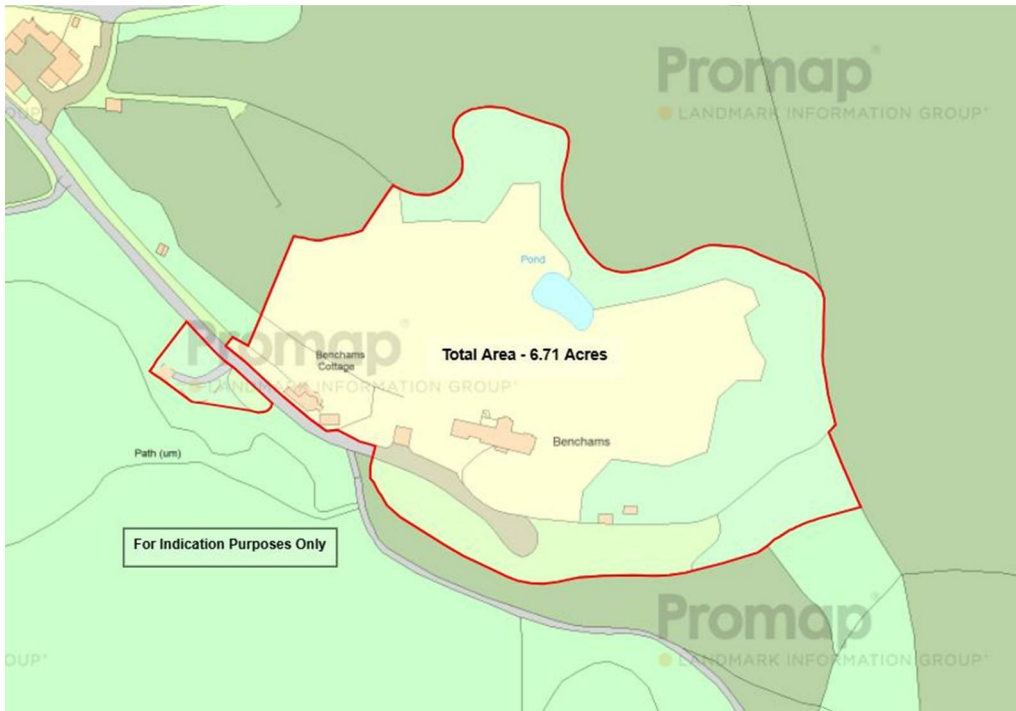




Benchams







Benchams,

Newton Poppleford, Sidmouth, , EX10 0DA

Exeter city centre (14 miles), M5 junction 30 (7.2 miles), Exeter airport (5.5 miles), Sidmouth (5.9 miles)

A stunning period house located in the heart of the East Devon countryside set in nearly 7 acres of beautiful parkland grounds with a detached 2 bedroom cottage and a range of outbuildings.

- Beautiful period country home
- Stunning parkland grounds of just under 7 acres
- Impressive period features throughout
- Large number of outbuildings and double garage
- Freehold
- 6 bedrooms with 2 en-suite
- Separate detached 2 bedroom cottage
- Very usable cellar with a number of storage rooms
- Delightful rural location in the East Devon countryside
- Council tax bands H and E

Guide Price £2,950,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Benchams is located in the beautiful, rolling East Devon countryside on the edge of Aylesbeare Common not far from the village of Newton Poppleford. Newton Poppleford is a friendly and well-connected village with a primary school, convenience store, and popular pub all within walking distance. The coast at Sidmouth is just 6 miles away, offering independent shops, cafes, and a renowned esplanade. The surrounding area is a haven for walkers and outdoor enthusiasts, with the South West Coast Path and the dramatic Jurassic Coastline both within easy reach. Exeter and the M5 are readily accessible for commuters, with rail links available from nearby stations.

DESCRIPTION

Benchams is a stunning property believed to have been built in about 1906 by Willoughby Statham Smith, who at the time also owned considerable estate land and many residential and farm properties in the area. A notable property, following the death of W Statham Smith the estate was divided and sold off and today Benchams sits in just under 7 acres of beautiful parkland grounds with a separate 2 bedroom cottage that has recently been rebuilt.

In the same family for many years and on the market for the first time in several decades, Benchams retains a number of fine period features including original lead windows and fireplaces creating an elegant and highly desirable family home offering over 4700 sq ft of adaptable accommodation.

ACCOMMODATION

To the front of Benchams the original solid wood door opens into a large reception hall providing access to the principal reception rooms with a wide staircase rising to the first floor. On the right is the drawing room, a splendid room retaining a large number of original fittings with a triple aspect over the garden and an impressive open fire place with seating either side and a wooden mantle over. Opposite is a former gun room complete with the original wooden gun storage shelving with the room now used as a good sized study. Following the hallway round is the dining room, another fine reception room with windows overlooking the garden and a feature open fireplace with wooden surround and display cases to each side. Also on this floor is an office and a useful pantry, a second staircase leads to the first floor and at the Western end of the property in what was believed to have been the servants section is an open plan kitchen/dining room with adjoining sitting room and boot room. From the hallway stairs lead down to a very usable cellar incorporating several rooms including a boiler room and a games room. On the first floor are 6 bedrooms, all benefitting from views over the grounds with 2 having en-suites and there is a family bathroom.





BENCHAMS COTTAGE

As you approach Benchams along the driveway on the left is a recently rebuilt 2 bedroom detached cottage. On the ground floor is a W.C and a modern kitchen/dining room leading onto a good sized sitting room. On the first floor are 2 double bedrooms and a family bathroom.

The cottage has lovely views across the East Devon countryside and there is a driveway and detached garage. Currently let out on a long term tenancy, the cottage is ideal for rental income or for a dependent relative.

OUTSIDE

One of the main features of Benchams are the grounds which extend to just under 7 acres in total with beautiful views in the direction of West Hill to the North over the East Devon Countryside. From the road a driveway leads towards the property with the bottom part of the drive being shared with a neighbouring property. On the right, opposite the cottage is a small area of woodland where it is believed a garage used to exist, a five bar gate gives access into Aylesbeare Common and two sets of wooden gates give access into the property. The one to the top leads to a number of useful sheds and a garage and the bottom one a driveway leading round to the house.

Mainly lawn the grounds are planted with a number of mature trees and gently slope down to open fields giving a feel of open park land. There is a pond, a level area of lawn with viewing terrace that was a former tennis court and charming hidden Japanese Garden.

SERVICES

Current Council Tax band: H and cottage Band E

Tenure: Freehold

Utilities: Mains electricity and water

Drainage: Septic tank shared with neighbouring properties and located in farmers field.

Heating: Propane gas to one half of the house and oil to the other both serving steel panel radiators

Standard and ultrafast broadband available

EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

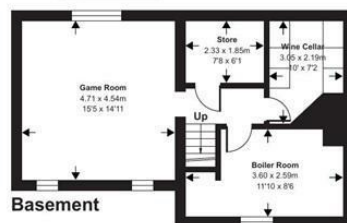
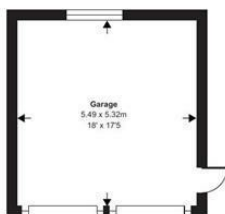
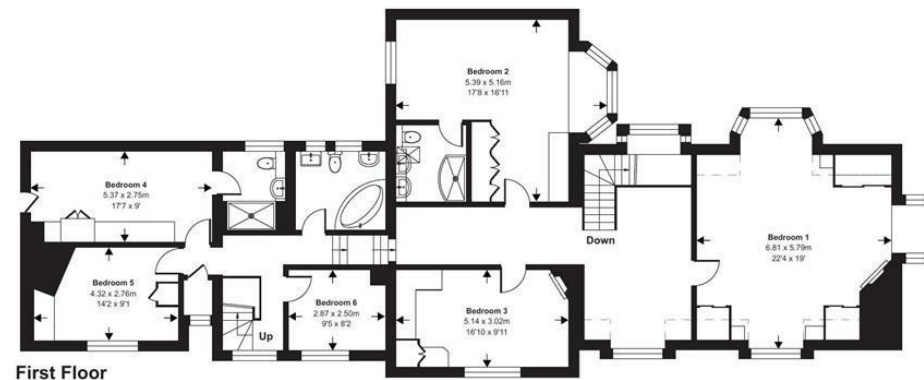
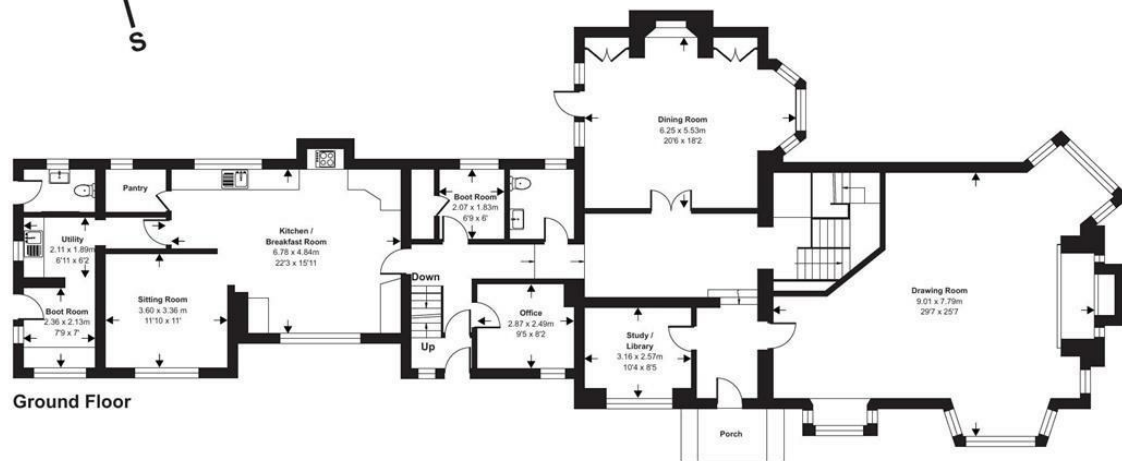
What three words: ///statue.ballpoint.sleepy



Denotes restricted
head height

Approximate Area = 4703 sq ft / 436.9 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 314 sq ft / 29.1 sq m
Total = 5072 sq ft / 471.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1498559



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	52
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



