Keppel Gate

STAGS

Keppel Gate, Higher Ridgeway

Ottery St Mary, Honiton, Devon, EX11 1TJ

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Unique detached home over three floors with 2 annexes, fabulous gardens and views.

- Unique Cob House
- 2 Annexes
- Fabulous gardens
- Quiet location
- Freehold
- 5 bedrooms over 3 floors
- Amazing views
- Double garage & workshop
- In all about 2.19 acres (0.886 ha)
- Council tax band G & A

Guide Price £1,500,000

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INTRODUCTION

A truly distinctive detached cob house, beautifully positioned in a peaceful rural setting on the edge of Ottery St Mary. Arranged over three floors and enjoying far-reaching countryside views, Keppel Gate combines imaginative design with generous family accommodation, two annexes and superb outside space extending to about 2.19 acres.

SITUATION

Keppel Gate lies at the end of a long no-through lane, in an unspoilt setting just outside Ottery St Mary, one of East Devon's most historic and well-served towns. Entered through an electric gate, the property enjoys a fine balance of privacy and accessibility, with the A30 within easy reach, Exeter approximately 12 miles away and the coast at Sidmouth about 5 miles. The surrounding area is renowned for its rolling countryside, attractive coastline and excellent range of day-to-day amenities with the lane outside continuing into a footpath that leads up to East Hill Strips.

DESCRIPTION

Built in cob under a natural slate roof and designed with flair and individuality, the house offers five bedrooms over three floors together with a series of striking reception spaces. The principal rooms include a sitting room, study, kitchen/breakfast room, conservatory and garden room, all arranged to take full advantage of the wonderful rural outlook. Character features include exposed oak timbers, bespoke joinery and a wonderful sense of light and space throughout. The result is a home of real warmth and originality, equally suited to family life and entertaining.

The current owners have further enhanced the appeal by establishing two annexes, offering excellent flexibility alongside the main house. These are complemented by a double garage, a large workshop and a tractor barn, creating a highly adaptable property in an exceptional rural setting.

GARDENS

The gardens and grounds are a particularly special feature of Keppel Gate. Sweeping lawns, established planting and flowing pathways create a lovely approach and a strong sense of maturity. There are productive vegetable and fruit areas, orchard planting and attractive terraces from which to enjoy the surrounding views.

ANNEXE BUILDING

A particularly appealing feature of the property is the substantial ancillary cob building, cleverly arranged over four levels and set into the natural slope of the land.

On the lower ground floor level is a large, partly subterranean store, ideal for storage.

At ground floor level, with near level access from the driveway, is a well-proportioned one-bedroom annexe, providing comfortable and self-contained accommodation, suitable for guests, dependent relatives.

An external staircase leads to a further annexe arranged over the upper levels, which includes a bedroom set on a mezzanine floor, creating an attractive and characterful living space with a sense of height and openness.

DOUBLE GARAGE

Formerly the Lodge to Holcombe Barton, this brick built double garage is fitted with electric doors.

WORKSHOP & TRACTOR SHED

Set in the grounds below the house, this large workshop is connected to electric with a part mezzanine floor and adjoining open fronted tractor/wood shed. It has underfloor heating, internet, landline and a sink area.

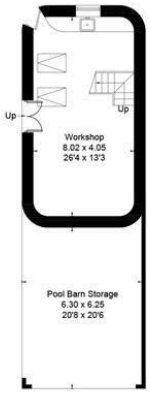
GROUNDS

Altogether, the outside space has been thoughtfully positioned to provide beauty, practicality and privacy, with the land extending in all to about 2.19 acres (0.886 ha) including small paddocks and an orchard area.

SERVICES

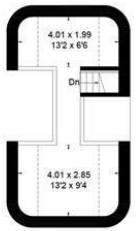
Mains water and electricity. Private drainage. The house is served by a ground source heat pump, while an air source heat pump serves the other ancillary buildings; both providing under floor heating and hot water. Solar hot water. Drainage system with modern septic tank, which has been recently checked. Broadband up to 19 Mbps and mobile signal good outdoors (Ofcom).

Approximate Floor Area = 384.3 sq m / 4136 sq ft
Annexe = 177.6 sq m / 1912 sq ft
Outbuilding = 99.1 sq m / 1067 sq ft (Excluding Store)
Total = 661.0 sq m / 7115 sq ft



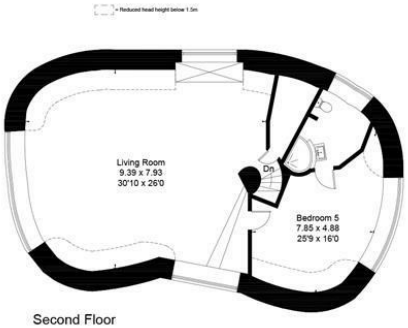
Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

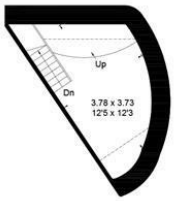


Outbuilding - Mezzanine

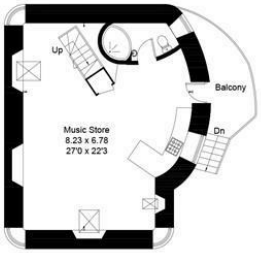
(Not Shown In Actual Location / Orientation)



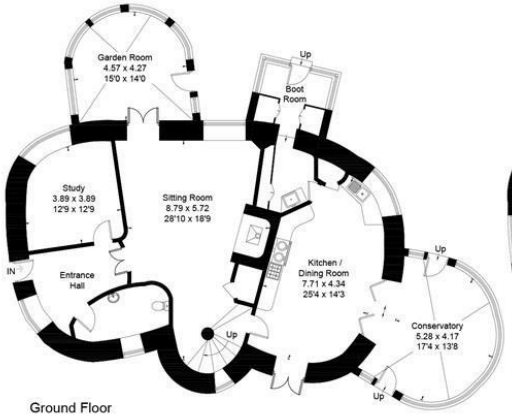
Second Floor



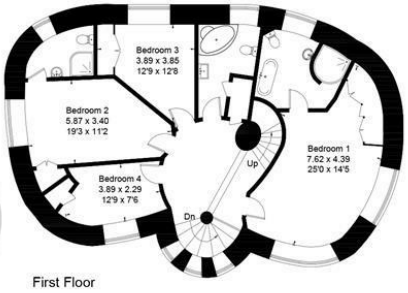
Annexe - Mezzanine



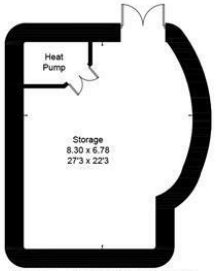
Annexe - First Floor



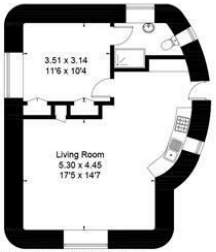
Ground Floor



First Floor

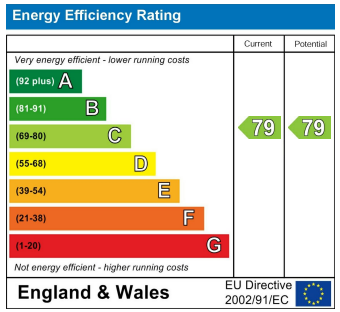


Annexe - Lower Ground Floor



Annexe - Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110866



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