



An exciting and rare opportunity to create a fantastic family home in rural, yet accessible location with over 2 acres and a detached former stables ideal for conversion

The Paddock, Mamhead, Exeter, EX6 8HP

Guide Price £850,000

savills



Exciting opportunity to make a mark on a detached family home in a prime rural location • Stunning countryside views • Detached brick built old stables with enormous scope (subject to necessary planning consents) • Established gardens and further paddock • There is no onward chain

Local Information

Occupying a fantastic position in the heart of Mamhead village, high in the Haldon Hills with Haldon Forest right on your doorstep offering fantastic walking trails and stunning views across the Exe estuary. The Paddock is located in a peaceful Area of Great Landscape Value yet easily accessible for both Exeter and the M5 motorway. Just 8 miles from the historic Cathedral city of Exeter with the Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis Department store as well as an extensive selection of independent shops and eateries, theatres, activities, an award-winning museum and a world class University. Exeter also offers excellent transport links with the city's mainline train stations located just a few miles from the property providing easy access to nearby towns as well as Bristol, Plymouth and London. The A380 and M5 provide convenient road links across the country and to Exeter International Airport, offering both local and international flights.

About this property

The Paddock presents an exciting and rare opportunity to create a wonderful family home, positioned high in the Haldon Hills with impressive views, this charming property offers spacious accommodation arranged over two floors. The front and side doors give access to a large, bright hallway which is perfect for welcoming guests. There is a generous kitchen, now in need of modernisation offers a range of wall, base and draw units and Kitchen Island with space for a table, as well as walk-in pantry and rear access to the garden with a very useful covered porch area.

The study enjoys delightful views over the garden and would equally make a good playroom/snug being in close proximity to the kitchen. There are two main reception rooms to the front of the house which enjoy fine proportions and large windows with lovely views across the gardens and countryside beyond. The sitting room with open feature fire and large ceiling to floor



doors is a beautifully bright room and provides direct access onto the front veranda and patio as well as the gardens beyond – perfect for alfresco dining or entertaining. Further accommodation on the ground floor includes a useful cloakroom.

Upstairs there are three good-sized bedrooms, each with lovely views over the gardens and grounds, a family bathroom and separate WC, all of which are accessed via a central, light landing overlooking the former stables.

Outside is a delight. The drive, flanked by the original brick pillar and walls, opens onto a large turning space offering parking for several cars as well as a double and separate single garage inside the old red brick stables. The stables itself provides enormous potential, subject to any necessary planning constraints, with two storey and much character. Currently used for garaging and a large workshop with an old wood-burning stove it has huge potential for secondary accommodation, studio or home office.

The gardens themselves are mainly laid to lawn and are a particular feature to the property, there are well-

stocked beds and borders and an array of beautiful established trees, including a wonderful Magnolia. To the end of the garden, there is an area for growing vegetables and compost heap as well as small orchard with a range of fruit trees. Beyond, there is access to the paddock which is currently an extension to the gardens, but equally could be contained with fencing for livestock. To the side of the property, is useful garden tool/coal shed.

Directions

From Exeter proceed along the A30 to Torquay and at Telegraph Hill, keep left proceeding up Telegraph Hill onto the A380 to Torquay and Teignmouth. After approximately one mile, at the top of the hill, take the exit at Great Haldon signposted to Old Haldon Hill and proceed for 100 yards to the T junction. Turn left signposted to Mamhead. Proceed on this road for approximately 3 miles turn right signposted Mamhead and proceed into the village. After just over half a mile, you will see Mamhead Village Hall on your left and the entrance to The Paddock can be found slightly further on, on the left.



Viewing

Strictly by appointment with Savills.





The Paddock, Mamhead, Exeter, EX6 8HP
Gross Internal Area – 8147.7 sq meters (1589.8 sq feet)
Services – mains water and electricity, private drainage and oil central heating
Local Authority – Teignbridge District Council, Band G
Energy Performance – EPC Rating E
Tenure - Freehold

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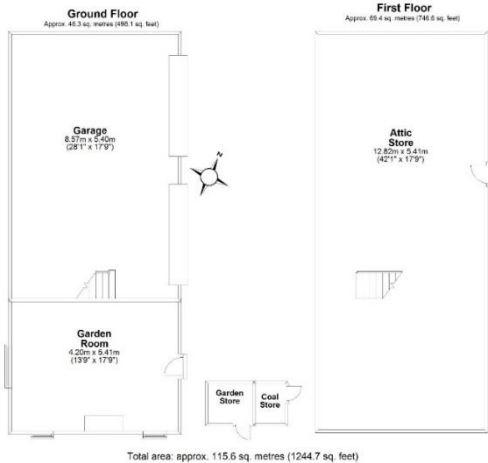
Ground Floor
Approx. 81.4 sq. metres (876.0 sq. feet)



First Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 147.7 sq. metres (1589.8 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	41
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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