

# HEATHLANDS

HIGHER METCOMBE • OTTERY ST. MARY • DEVON







# HEATHLANDS

HIGHER METCOMBE • OTTERY ST. MARY • DEVON • EX11 1SH

Ottery St. Mary about 3.5 miles • Sidmouth sea front about 6.2 miles • Honiton about 9 miles • Exeter about 8 miles  
(Distances are approximate)

Impressive Georgian home beautifully positioned in a prime location with grand proportions throughout and enjoying 11 acres of established grounds including the formal Victorian walled garden.

## Accommodation summary

### Main House

Entrance hall • Kitchen/breakfast room • Drawing room • Dining room • Sitting room • Study • Games/music room  
Utility room • Pantry • Boot room • Cellar • WC

Principal bedroom with en suite bathroom and dressing room

Four further double bedrooms • Two further bathrooms (one en suite) • WC

### Integral Annexe

Two reception rooms • Utility area • Two bedrooms • Bathroom

### Outbuildings

Detached stable block of two with tack room • Two further stables • Tractor shed with store room and gym area  
Garden store • Double garage • Greenhouse • Potting shed

### Gardens and Grounds

Victorian walled garden • Courtyard • Croquet lawn • Former tennis court • Four paddocks • Vegetable garden • Woodland  
In/out driveway with parking for numerous vehicles

EPC - E



**SAVILLS EXETER**

Sterling Court, 17 Dix's Field, Exeter, EX1 1QA

01392 455 700

exeter@savills.com

Your attention is drawn to the Important Notice on the last page of the text



## SITUATION

Higher Metcombe is positioned in a convenient yet rural area of East Devon, within easy reach of Exeter, Ottery St. Mary and Honiton and communication links including the A30, M5 Motorway and Exeter International Airport.

The highly sought after village of West Hill is 1.5 miles away, it has an active community, with a village store with post office, church, village hall, garage, hairdressers and dental surgery. There is also a highly regarded primary school. Ottery St. Mary, about 3.5 miles away, has an interesting history, being the birthplace of the poet Samuel Taylor Coleridge and home to St. Mary's Church, described as a 'miniature Exeter Cathedral'. The town has an excellent range of amenities, including a Sainsbury's supermarket, selection of independent shops, medical centre and popular secondary school, The King's School. Colyton Grammar is also nearby.

Tiverton Parkway is about 25 minutes away and regular trains reach London Paddington in 1 hour 55 minutes.

Exeter at about 8 miles away has a further selection of excellent state and private schooling facilities, a good range of leisure and cultural amenities such as theatres, museums, galleries and cinemas, substantial shopping facilities including the Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis department store and an internationally renowned university.

To the south are the coastal towns of Sidmouth and Budleigh Salterton, with the East Devon coastline being close at hand. For walking and cycling enthusiasts, nearby Woodbury Common offers many different foot and bridle paths to explore and there are footpaths starting from the door.





## DESCRIPTION

Believed to have been built around 1850 with late Georgian, early Victorian architecture, Heathlands is an incredibly impressive home with fine proportions and features throughout. The inviting entrance hall sets the tone immediately and leads beautifully through the house to the rear garden. To the right, and of particular note, is the wonderful drawing room with a stunning bay window overlooking the gardens, feature open fire and French doors leading out onto the veranda. Adjacent, is the equally grand dining room, again benefitting from a delightful bay window, wood-burning stove and access onto the veranda.

The kitchen/breakfast room is clearly the heart of the home and is perfect for socialising or family life, with ample space for a dining table. The recently new, bespoke kitchen is finished in a modern shaker style with granite worktops and an electric Aga. Adjacent is a useful pantry with a walkway leading to a study, utility room with plumbing for white goods and boot room. Further accommodation to the main house is a double aspect sitting room with wood-burning stove which is currently used as a further study, a spacious double aspect games room, WC and cellar.

A hallway off the kitchen leads to the West wing where there is some flexibility. Currently, it is arranged to include a utility area, study and music room with stairs leading to the first floor where there are two double bedrooms and a bathroom. It has a separate entrance and with little work and subject to necessary planning consents this could be converted into an separate annexe, perfect for multi-generational living or creating an income.

The grand, sweeping staircase leads to the first floor where you are greeted with a perfectly positioned sash window with views over the Victorian walled garden. On the first floor the principal bedroom is of particular note with a superb bay window and generous en suite bathroom. Further accommodation on the first floor of the main house is four double bedrooms (one en suite), a dressing room, exquisite family bathroom, WC and ironing room.









## GARDENS AND GROUNDS

Outside, the grounds are immaculate and clearly a labour of love. Formerly a market garden, growing flowers for Covent Garden market, the Victorian walled garden is simply superb. There is an array of ornamental trees, shrubs, box hedging, pond, water feature, beautiful greenhouse and a perfectly placed seating area under a pergola – perfect for alfresco dining.

The east facing lawns, including the croquet lawn, are easily accessible from the house, with a terrace directly outside the veranda. The garden meanders through the grounds where there is an array of specimen trees, an orchard and a magical, extremely private area with a wealth of rhododendron, camellias and hydrangeas.

In all, there are about 11 acres including the gardens. There are four well segregated paddocks and numerous pieces of woodland. Outbuildings include a stable block with tack room, single standalone stable, detached tractor shed with store and gym area and double garage. All outbuildings benefit from power and lighting.

## Ground Floor



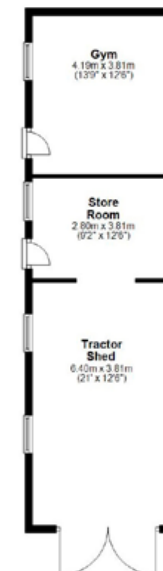
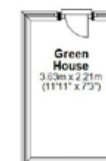
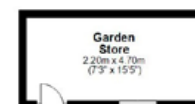
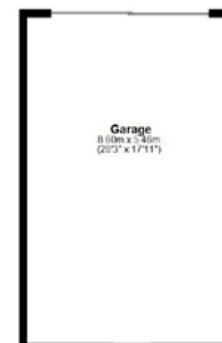
## Heathlands, Higher Metcombe, Ottery St. Mary

Total Internal Area: approx. 570.6 sq. metres (6141.8 sq. feet)

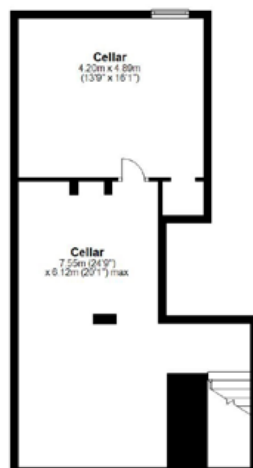
## Outbuildings

Total Internal Area: approx. 174.9 sq. metres (1882.3 sq. feet)

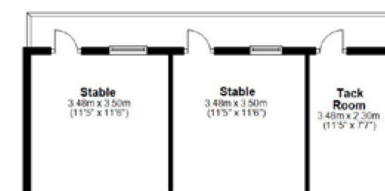
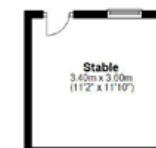
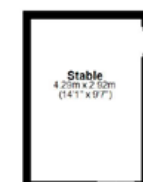
## Outbuildings



## Lower Ground Floor



## First Floor





## SERVICES

- Mains water and electricity
- Private drainage
- Oil central heating
- Solar panels with Tesla battery

## OUTGOINGS

- East Devon District Council
- Council Tax: Band G

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## POSTCODE

EX11 1SH

## DIRECTIONS

Leaving the A30 at the Daisymount junction, follow signs for the B3180 Exmouth and Budleigh Salterton. Continue on this road for approximately one mile turning left at Tipton Cross signposted Tipton St John. Continue for about half a mile where the entrance to Heathlands will be found on your left hand side.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 29.09.2021 TB. Capture Property. 01225 667287.



savills