



Town House is a beautiful Grade II\* Listed building offering a wealth of charm and preserved period features, a significant property of note in this highly sought after picturesque village

**Town House, Gittisham, Honiton, Devon, EX14 3AJ**

Guide Price £1,500,000

savills



*Large thatched period residence • Located within the highly sought after village of Gittisham • Grade II Listed • Wealth of finely preserved period features • Farmhouse kitchen, scullery and large utility boot room. • Wonderful gardens and grounds •*

#### **Local Information**

One of East Devon's most historical and preserved former estate villages, Gittisham is truly unspoilt and picturesque with a mediaeval church and traditional village green. Formerly part of the Combe Estate and renowned for its highly regarded, fine cuisine restaurant and stately country hotel, The Pig at Combe, the village sits within the rolling country farmland of East Devon.

Gittisham is a civil parish and sits just approximately 1.5 miles from the bustling market town of Honiton, approximately 3 miles from the town of Ottery St Mary and approximately 8 miles from the regency coastal town of Sidmouth. Honiton plays host to a mainline railway link to London Waterloo, further rail links to London Paddington can be accessed via Exeter St David's (16 miles) and Exeter international airport (11 miles).

#### **About this property**

Believed to primarily date back to circa 1600, with some evidence of earlier mediaeval characteristics, Town House is a fine example of a beautifully preserved 17th Century residence retaining many fine Jacobean features and of Cob

and Stone construction. A significant property of note, this Grade II\* listed property sits within this highly sought after village and playing host to a wealth of period attributes, one truly senses they step back in time upon entering not only the village but across the threshold of Town House itself.

A reception hall with Jacobean wood panelling and stone floor leads to three of the four reception rooms each enjoying finely preserved historic wood panelling, large open fireplaces, and mullion style lead casement windows with original shutters and window seats. The hall also plays host to the principal staircase which leads to the principal wing of the first floor. Further along, the hall leads to the farmhouse style kitchen with its impressive inglenook fireplace encompassing a large Aga with two bread ovens, a walk in pantry, door to the second staircase, door to fourth reception room/snug and door to large Scullery, utility and ground floor shower room with triple access to both front, rear and sides of the property.

Upon rising to the principal wing of the first floor, Town House first floor offers 6 large bedrooms and a large family



bathroom in total with the principal room benefiting from its own ensuite bathroom and beautiful views of the surrounding gardens and grounds. Many of the bedrooms also play host to an abundance of afore mentioned period features including wood panelling, open fireplaces, lead casement windows with shutters and seats and centuries old darkened timber floorboards.

#### **Gardens and Grounds**

The gardens and grounds of Town House are particularly beautiful with an initial ornate south facing walled garden leading from the main house hosting pretty box hedging and well planted with various shrubs, plants and trees. Beyond the walled garden to the Eastern elevation of the property, Town House enjoys extensive lawns leading to the front of the house. Outbuildings and former stables as well as access back into the house via the utility room which is located on the Western elevation. From here gated access leads to estate owned fields and paddocks beyond.

#### **Directions**

Coming from Exeter on the A30, take the exit towards Fenny Bridges (B3177), at the T junction take the right turning under the A30 and then left onto the B3177. After 1.2 miles turn right signposted Gittisham and 'The Pig Hotel' and follow this road into the village. Town

House is located on your right hand side just before you reach St Michaels Church and the village Green.

#### **Services**

Mains water, gas, electric and drainage.

#### **Tenure**

Freehold

#### **Local Authority**

East Devon District Council

#### **Council Tax**

Band = G

#### **Energy Performance**

EPC Rating = Exempt

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.

Telephone:  
01392 455 755.







**Town House, Gittisham, Honiton, Devon, EX14 3AJ**  
**Gross Internal Area 352.0 sq metres (3789.0 sq feet)**



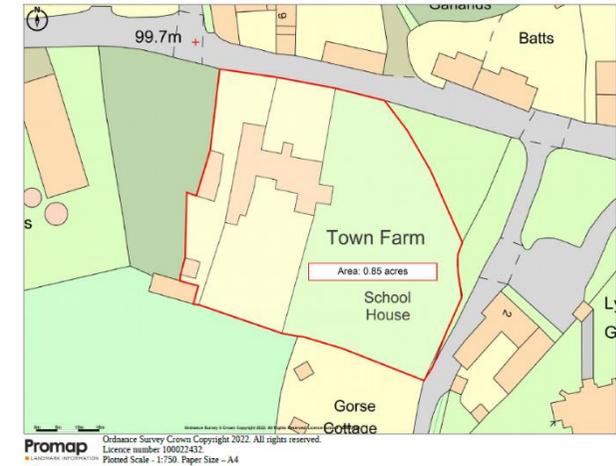
savills

savills.co.uk

**Jo Robson**  
 Exeter  
**01392 455 755**  
 jo.robson@savills.com



Total area: approx. 352.0 sq. metres (3789.0 sq. feet)



**Important Notice** Savills, its 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. 20221114MIFO

