

MOUNT STEPHEN FARM

LUPPITT, HONITON, DEVON



JACKSON-STOPS







MOUNT STEPHEN FARM LUPPITT, HONITON, DEVON

A WONDERFULLY SITUATED PERIOD FARMHOUSE, AN ORIGINAL HALL HOUSE, LISTED GRADE II TOGETHER WITH TWO-BEDROOM COTTAGE ENJOYING OUTSTANDING VIEWS



DISTANCES (approximate)

HONITON 6 MILES

EXETER 23 MILES

SIDMOUTH 15 MILES

TAUNTON 14 MILES

WELLINGTON 10 MILES

BRISTOL 62 MILES

FEATURES

- Entrance Porch
- Hall
- Cloakroom
- Music/Sitting Room/with Rear Porch
- Dining Room
- Kitchen
- Conservatory/Plant Room
- Spacious Sitting Room
- Study
- Principal Bedroom
- Three Further Bedrooms (One en-suite)
- Bathroom
- Shower Room
- Entrance Courtyard
- Garden Store
- Log Store
- Music/Hobbies Room
- Double Open Fronted Garage
- Terraced Courtyard Gardens to Swallow Barn
- Workshop/Garden Stores with PP to develop
- Inner Courtyard Garden with Ornamental Pond
- Lawned South Facing Gardens with borders
- Kitchen Garden
- Further Stone Garden Store

Swallow Barn

- Hall
- Bathroom
- Two Bedrooms
- Well Fitted Kitchen
- Spacious Reception Room
- Garden Room/Study
- Utility Room
- Cloakroom
- Mezzanine floor
- Stone Garden Store/Single Garage
- Two Greenhouses
- Three Gently Sloping Paddocks
- In all about 10.71 acres (4.33 hectares)





SITUATION

Mount Stephen Farm occupies an enviable country setting on the northern edge of Luppitt village with its ancient church and village hall. Set on high ground the property and gardens enjoy exceptional views across the valley, providing a distinct feature to this property. The market town of Honiton originally well known for its lace making and pottery, is set down in the Otter Valley, being on the edge of the Blackdown Hills, and offers excellent day to day amenities, out of town shopping, both secondary and senior schools, and a mainline station with trains on the Waterloo line. Exeter is just twenty-three miles distant with an excellent shopping centre including a John Lewis store, Princesshay shopping mall, and a range of other well-known high street outlets. It is well known for its magnificent cathedral and independent schools namely Exeter School and St Margarets. Taunton lies in the opposite

direction over the Blackdown Hills, and features four further independent schools, namely Kings and Queens Colleges, Taunton School and the Richard Huish Sixth Form College. Taunton also has a mainline station with the fast service into London Paddington taking approximately one hour, forty-five minutes. East Devon is well known for its excellent walking and riding countryside within the Blackdown Hills, designated an area of outstanding natural beauty and boasts a number of pretty unspoilt villages, some with popular village inns. The coastline is also within easy reach with the charming Victorian seaside town of Sidmouth, beaches at Branscombe and Beer and a little further along the Jurassic coast the popular and well-known town of Lyme Regis.



THE PROPERTY

Mount Stephen Farm faces South and looks out over a wide expanse of farmland forming a patchwork through the Otter Valley with the ancient iron age fort site of Dumpdon Hill in the distance. Believed to date back to the early 17th century, Mount Stephen's exhibits many period features, including inglenook fireplaces and ceiling beams, making the property worthy of its Grade II listing. The entrance to the house leads in from a recessed porch, with a front door leading into the spacious entrance hall with boiler cupboard containing a newly installed Grant oil fired boiler and a cloakroom with wc and wash basin. A door leads through to the music room, which has a rear porch and door to the inner courtyard, useful understairs cupboard, and stairs leading up to the first-floor guest bedroom with open beams and an en-suite shower room. Returning to the hall, steps lead down to the dining room with wooden beams, a fireplace, mantelpiece and a wood burning stove (not in working order). Stairs lead up to the first floor, beside a shelved cupboard and a further door leads into the kitchen being well fitted with a range of wall and floor mounted cabinets,

granite work surfaces, and a central island with cupboards below. There is a two-oven oil fired AGA, a four ring Neff electric hob, Neff oven and pretty glazed doors lead out to the conservatory/plant room enjoying the glorious views. The principal reception room, originally two rooms, has a wooden floor and an inglenook fireplace with a Stovax wood burning stove and a beautifully preserved Bressumer beam. There are windows to the front of the house enjoying the glorious views and leaded light windows looking into the rear courtyard. A further fireplace is found at the opposite end of the room (unused), with built in cupboards to either side, both with attractive stripped wood panelled doors. A further door leads into a study with excellent range of bookcases and storage cupboards, open shelving and a further door to the outside. The open staircase from the dining room leads to the first-floor landing with an airing cupboard containing a Joule pressurised hot water cylinder, and to bedroom 2 with recessed built in drawers and cupboards, and additional wardrobe cupboards providing good hanging and storage space. The shower room is well fitted with

wash basin with cupboards below, wc and shower cubicle. A further bedroom (presently used as an office) has a triple aspect enjoying the glorious views and built in cupboards. The inner landing leads to the family bathroom with enclosed shower, panelled bath, wc and wash basin with cupboards below. The principal bedroom is of good size enjoys lovely views and has two built in cupboards both providing good hanging space.

SWALLOW BARN

Swallow Barn has been cleverly designed and finished to a particularly high appointment including energy saving credentials resulting from the installation of an air source heat pump providing hot water and zoned underfloor heating throughout. The entrance hall with porcelain wood effect tiling and vaulted ceiling has doors into the principal bedroom, fitted with Sharps furniture



GARDENS AND GROUNDS

including built in wardrobe cupboards and dressing table, a vaulted ceiling and a door through to the Jack and Jill bathroom with wall and floor porcelain tiles, fitted cabinets, shower, wc and wash basin. The second bedroom also has a vaulted ceiling. The kitchen is well fitted with a range of Howdens kitchen cabinets, Neff induction hob, oven, dishwasher and a good range of wall and floor units. The reception room is particularly attractive with porcelain tiled floor, high vaulted ceiling, fireplace with a Stovax wood burning stove and bi-fold doors leading out into a generous terraced courtyard garden. The garden room/study also has doors out onto the patio. The utility room has a deep sink, plumbing for washing machine and a door leading into the cloakroom with wc, wash basin with recessed shelves and a further door to the outside, which has an adjacent door to the plant room, with a Nu Heat pressurised hot water cylinder powered by the air source heat pump, which is situated to the side of the property.

The entrance into Mount Stephen Farm leads in from the passing village lane and opens out into a courtyard to the rear of the house and provides ample parking. An open fronted garage for two cars and log store is joined by a music/hobbies room. The terraced courtyard gardens were professionally designed by Alice Meacham, have raised beds, a slate patio and are bordered by a single storey barn, which has planning permission granted for a one-bedroom annexe cottage. Currently, the barn provides excellent garden storage and a double workshop. The oil storage tank is well hidden, and a path leads down to a further inner courtyard garden with raised ornamental pond, garden store, potting shed and a further water feature. A door leads into an inner path and leads down to the laundry and opens out to the front of the house where there is a deep paved terrace, well stocked mixed borders and expanses of lawn that gently slope down to the south. There is an offset stone-built garden store and a path that leads down to the kitchen garden, with two raised beds. Post and rail fencing offsets one of the paddocks, which slopes away to the south and gives access to two further paddocks.



SWALLOW BARN



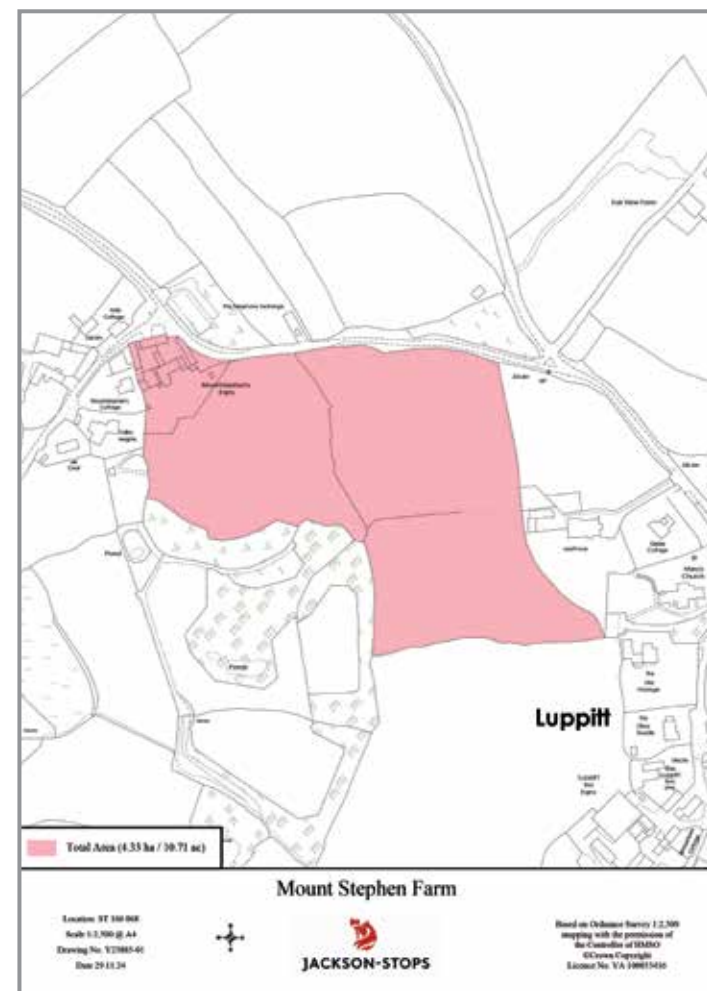
SWALLOW BARN



SWALLOW BARN



SWALLOW BARN



There are two good sized greenhouses, which are found beside a stone implement barn, which could provide further garaging having doors out onto the passing lane. In all the gardens and grounds amount to 10.71 acres (4.33 hectares).

PROPERTY INFORMATION

Postcode: EX14 4SU.

Services: Mains Electricity and Water. Private Drainage. Oil Fired Central Heating. An Air Source Heat Pump provides the hot water and heating for Swallow Barn. EV Charging Point.

Local Authority: East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. Tel. 01404 515616.

Tax Band: Main House including Swallow Barn G.

EPC Rating: Main House E. Swallow Barn C.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden

ornaments etc. are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Details prepared December 2024 and Photographs taken March 2025.

For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS: (POST CODE: EX14 4SU)

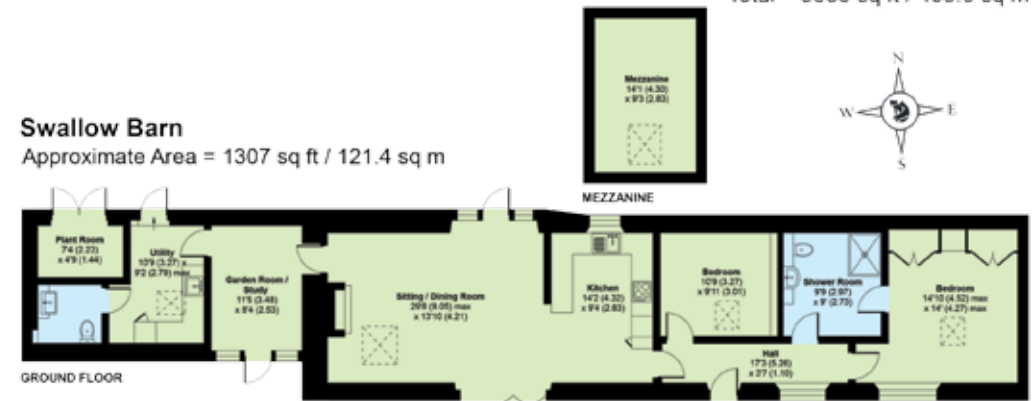
On travelling south on the A30 and on passing through the village of Monkton take the slip road left signposted to Honiton. At the top of the slip road turn right and after passing a car sales garage on left and right at the next junction turn right. Continue back over the A30 and at the next junction turn left signposted Dunkeswell and Luppitt. Proceed along this road for approximately four miles and on a long straight piece of road, on Luppitt Common, turn right signposted to Luppitt. Continue along this lane for approximately quarter of a mile and Mount Stephen Farm will be seen straight ahead.

MOUNT STEPHEN FARM, LUPPITT, HONITON, DEVON EX14 4SU

Approximate Area = 3365 sq ft / 312.6 (includes garage and excludes carport / wood store)

Outbuildings = 1970 sq ft / 183 sq m

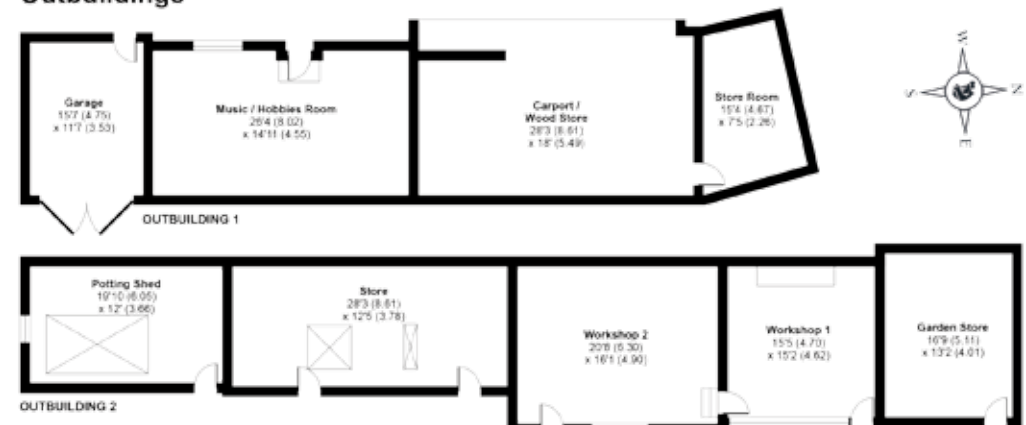
Total = 5335 sq ft / 495.6 sq m



NB. This Floor Plan is for illustrative purposes only.
All dimensions are approximate.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Outbuildings





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