



Magnolia Lake, Mamhead, Devon

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**STRUTT  
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## Magnolia Lake, Mamhead, Devon EX6 8HG

A magnificent Grade II listed country house with two detached cottages, set in a commanding position with sweeping views over its parkland of approximately 6.7 acres, in an accessible rural location.

M5 (Jct 31) 6.6 miles, Teignmouth 7.2 miles, Exeter city centre 11 miles, Exeter St. David's mainline station 12 miles (2 hours 8 minutes to London Paddington)

Main House: Three reception rooms | Family room | Study | Dining room | Kitchen | Two utility rooms | Stores | Laundry/store | Laundry/utility | Utility/workshop | Ten bedrooms, two en suite | Family bathroom | Two shower rooms | Two cloakrooms | Veranda | EPC rating TBC

Swallow's Nest: Sitting room | Dining room | Kitchen | Utility | Three en suite bedrooms | EPC rating E

The Hay Loft: Sitting room | Kitchen/dining room | Two stores | Two bedrooms | Family bathroom | EPC rating E

Six car garage and storage shed | Gardens | Parkland | Woodland | Approximately 6.7 acres

### The property

Magnolia Lake is an impressive Grade II listed country house offering more than 9,600 sq. ft of light filled accommodation arranged over two floors providing opportunities for various configurations. Thought to predate 1700, the property served as a Rectory to the nearby 13th century private Church of St Thomas the Apostle. The property features a wealth of period details throughout, including high ceilings, large sash windows, ornate cornicing and splendid original fireplaces. Magnolia Lake benefits from a detached building providing an additional 4,700 sq ft of accommodation,

currently configured as two successful holiday cottages and an extensive workshop and storage space. The detached building is an historic stables predating 1700 with later additions in 1800 and displays original stalls and dated solid elm beams from the forests of the Obelisk Plantation to the nearby North. The property lies in beautiful grounds of approximately 6.7 acres benefitting from exceptional elevated views over its undulating parkland and the surrounding countryside.

The ground floor provides up to seven reception rooms, providing flexible accommodation options and generous relaxing and entertaining spaces. There is also a well-equipped kitchen as well as substantial workshop/laundry/utility and storage space. A useful shower room and cloakroom complete accommodation on the ground floor.

Upstairs the beautiful galleried landing has a feature circular skylight above, which welcomes plenty of natural light. The ten first-floor double bedrooms include two bedrooms with en suite facilities, while a family bathroom and an additional shower room also service this floor. All the bedrooms enjoy large sash windows allowing for a wealth of natural light with elevated views over the grounds and surrounding countryside.









The Hay Loft and Swallow's Nest provide further well-appointed accommodation, currently ran as successful holiday lets providing income potential as well as opportunities for multigenerational living. **Swallow's Nest** is configured over two floors and comprises a sitting room, dining room, fully equipped kitchen and utility on the ground floor while upstairs there are three en suite double bedrooms. **The Hay Loft** is configured over one floor and provides a sitting room, kitchen/dining room and two double bedrooms along with a family bathroom. Both cottages have their own terraces and share a large private garden. The ground floor of The Hayloft currently comprises an extensive workshop and storage area with a kitchenette and cloakroom. This floor provides opportunities to be converted into additional accommodation subject to obtaining the necessary consents.

## Outside

A sweeping driveway that runs through the parkland provides an impressive approach to the house and reaches a gravelled courtyard with parking for several cars. The property enjoys beautiful grounds of approximately 6.7 acres in total which include undulating parkland bordered by ornamental trees providing a high degree of privacy, formal gardens and areas of woodland attracting a variety of wildlife. An impressive timber trellis verandah provides ideal space for al fresco dining and entertaining with elevated views over the grounds.

## Location

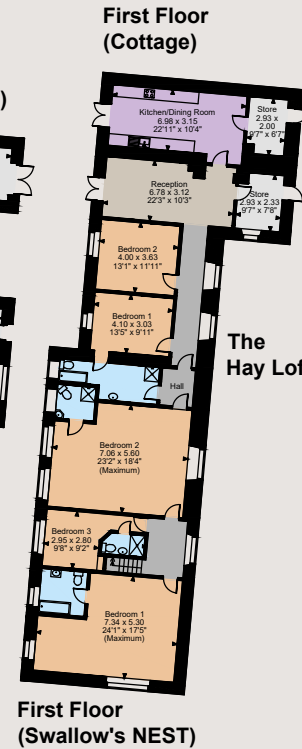
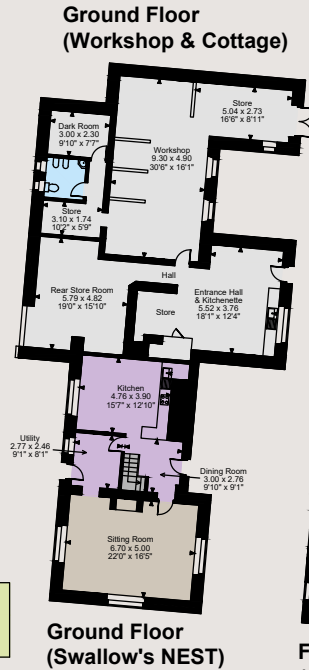
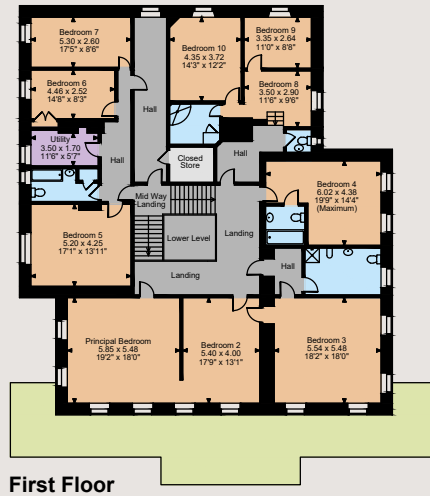
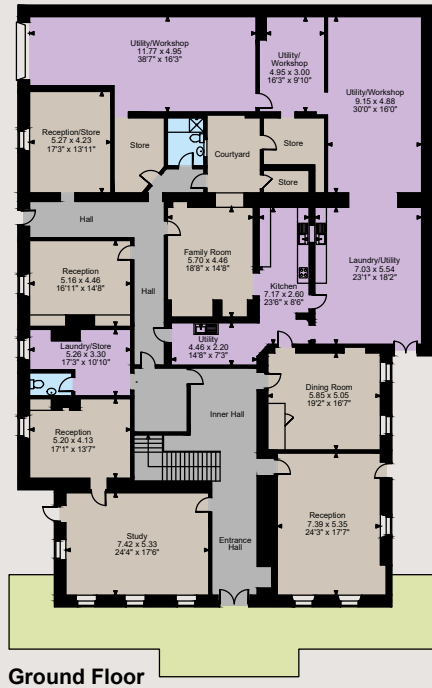
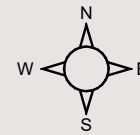
Magnolia Lake occupies an outstanding position commanding panoramic views over its parkland, the surrounding countryside and along the Exe Estuary. It is situated in an elevated but sheltered position close to Mamhead Woods and Haldon Forest which are owned and managed by the Forestry Commission. The peace and tranquillity of Mamhead is combined with its readily accessible position, with the thriving town of Exeter just 11 miles away. There is an abundance of wonderful walking, cycling and riding opportunities in the

surrounding countryside including the Teign Valley, Dartmoor National Park and the coast at nearby Teignmouth and Torbay; golf is also well provided for at the Teign Valley Golf Course and at Exminster. Exeter is the most thriving city in the south west and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis and Waitrose. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best in the country. Communication links are excellent with easy access to the A38 and the M5 via the A380. Intercity rail services to London Paddington, London Waterloo and to the remainder of the country are found at Exeter St David's station.





Floorplans  
 House internal area 9,612 sq ft (893 sq m)  
 Swallows Nest internal area 1,887 sq ft (175 sq m)  
 Workshop & Cottages internal area 2,869 sq ft (267 sq m)  
 Total internal area 14,368 sq ft (1,335 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Exeter and the M5, take the A38 dual carriageway Expressway towards Plymouth. After 2.4 miles use the left two lanes to turn slightly left onto A380 (signs for Torquay). After 1.9 miles turn left then turn right after 0.8 miles. After 1.1 miles turn left and the property will be on the left hand side.

What3Words///hurry.intruding.ditched brings you to the property's driveway.

## General

**Local Authority:** Teignbridge Council  
**Services:** Mains electricity. Private water and drainage which we understand is compliant with current regulations. Oil-fired central heating  
**Council Tax:** Band G  
**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Tenure:** Freehold  
**Offers in Excess of:** £2,950,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com  
 struttandparker.com



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