



Yowlestone House  
Puddington, Tiverton, Devon

For the finer things in property.



BNP PARIBAS GROUP 



# Yowlestone House, Puddington, Tiverton, Devon EX16 8LN

A substantial country house with two substantial cottages and approximately 19.4 acres, in a beautiful rural setting

Pennymoor 1.5 miles, Tiverton 8.5 miles, Crediton 9 miles, Exeter 14.5 miles, M5 (Jct 27) 16 miles, Tiverton Parkway station 17 miles, Exeter Airport 19 miles

**Main House:** Entrance hall | Drawing room  
Sitting room | Sun room | Library | Garden room  
Dining room | Kitchen/breakfast room | Utility  
Cloakroom | Principal bedroom with en suite  
bathroom | 5 Additional bedrooms, 3 en suite  
Family bathroom | EPC rating F

**Cottage 1:** Sitting room | Kitchen/dining room  
Cloakroom | 4 Bedrooms | Bathroom | EPC: E

**Cottage 2:** Sitting room | Study | Dining area  
Kitchen | Principal bedroom en suite | 2 Further  
bedrooms | Bathroom | Shower room | EPC: D

Ample parking | 2 Double garages | Barn  
Stores | Large gardens | Fields of pasture  
Stream-fed ponds | Approximately 19.4 acres in  
total

## The property

Yowlestone House is a sprawling country house with six bedrooms and six well-proportioned reception rooms with traditional décor and plenty of potential for modernisation if desired. The property occupies a private position within its own land of about 19.4 acres and provides approximately 10,423 sq. ft. of accommodation including the main house, cottages and outbuildings.

In the main house the reception rooms include an impressive 31ft dual aspect drawing room with fireplaces at either end, a sitting room with

a wood burning stove and a door opening onto the garden, a formal dining room and a library. There is also a south-facing garden room and a sun room, both of which welcome plenty of natural sunlight. The large and generously-proportioned kitchen features a good range of wooden fitted units and a four oven AGA within an inglenook.

Upstairs, three of the six double bedrooms have built-in storage. The principal bedroom has a large en suite bathroom, while one further bedroom has an en suite bathroom, and two share a Jack and Jill en suite. There is also a family bathroom.

## The Cottages

The two cottages, which provide an additional substantial 3,577 sq. ft. of living space between them, provide useful accommodation for guests, additional family members or could be let out to provide an income. Both have fully equipped kitchens, with one including a sitting room, and the other a sitting room and a separate dining room. Cottage 1 has four bedrooms and a family bathroom. Both cottages have their own areas of lawned garden. Meanwhile, Cottage 2 has three bedrooms, one of which is en suite, plus a family bathroom.

## Outside

The house and cottages are located down a private drive, with a courtyard providing extensive parking for both residents and guests. The far-reaching gardens and grounds provide an excellent level of privacy and include rolling lawns and meadows, wooded areas, various mature trees and open fields and paddocks. A stream runs along the eastern boundary, feeding a number of wildlife ponds which provide a haven for native flora and fauna. Outbuildings include two double garages, several stores and a timber-clad barn.













## Location

Yowlestone House is set in a peaceful rural location, between the villages of Pennymoor and Puddington, and surrounded by beautiful Devon countryside. Despite its idyllic rural setting, the property is only 8.5 miles from Tiverton and 14.5 miles from Exeter. There are many local opportunities for walking, cycling and riding, and the National Parks of Exmoor and Dartmoor are found to the north and south respectively.

Tiverton, approximately 8.5 miles away, has a comprehensive range of shopping facilities including a number of supermarkets, banks, a hospital, leisure centre and 18-hole golf course. There are schools for all ages including the well-regarded Blundell's School and Preparatory School, for which the property falls within the reduced-fee catchment area. Tiverton Parkway Station (an approximate 25 minute drive away) provides regular services to London Paddington in a little over two hours.

Exeter, just 14.5 miles away, 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 restaurants and shopping including John Lewis. Many good primary and secondary schools can be found in Exeter including Exeter School, Exeter College (Ofsted 'Outstanding') and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

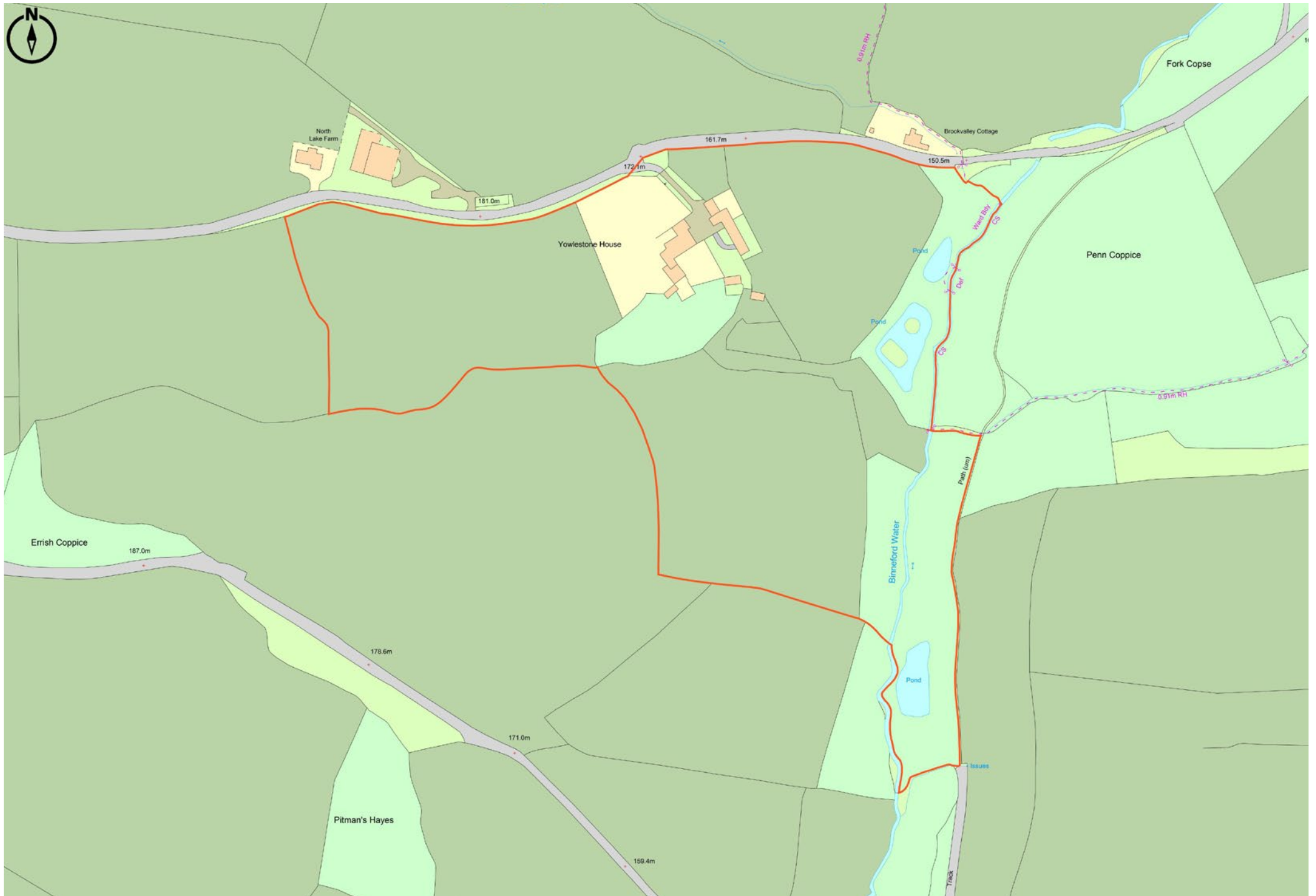
Communication links are excellent: the M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South and Bristol and London to the north and east. Exeter International Airport provides a good range of flights to domestic and European destinations.











**Yowlestone House, Puddington, Tiverton**  
 Main House internal area 5,032 sq ft (467 sq m)  
 Garages internal area 1,052 sq ft (98 sq m)  
 Stores and Barn internal area 762 sq ft (71 sq m)  
 Cottages internal area 3,577 sq ft (332 sq m)  
**Total internal area 10,423 sq ft (968 sq m)**



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8584052/OHL

### Directions

The postcode of the property is EX16 8LN.

What3Words///intrigues.edit.panicking brings you to the property's driveway.

### General

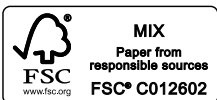
**Local Authority:** Mid Devon District Council  
**Services:** Mains electricity and water. Private septic tank drainage. Oil fired central heating.  
**Council Tax:** Band G. Cottage 1 Band D. Cottage 2 Band B  
**Tenure:** Freehold.  
**Guide Price:** £1,500,000

### Exeter

24 Southernhay West, Exeter, Devon EX1 1PR  
**01392 215631**  
 exeter@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited