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# Probus Farm Stud Exeter, Devon

**drewpearce**   
Chartered Surveyors and Estate Agents





# Probus Farm Stud

## Church Hill, Pinhoe, Exeter, Devon

A most impressive individual and versatile modern house enjoying an elevated position on the rural fringe of Exeter and with spectacular views along the Exe Estuary to the sea. Extending to more than 16 acres of gardens and grounds including superb post and rail fenced paddocks and with extensive equestrian facilities.

Reception hall, study, home office, spacious lounge dining room, sun lounge, conservatory, fitted kitchen/  
breakfast room,  
gymnasium, 5 bedrooms including three superb bedroom suites, family bathroom,  
attractively landscaped gardens,  
8 loose boxes, 2 foaling boxes, 3 large stalls, tack room, workshop, outside WC, 2 open fronted storage  
bays, lunging ring,

**£1,395,000 Freehold**

## SITUATION AND DESCRIPTION

Probus Farm Stud is situated amidst glorious countryside on the outskirts of the city. Its elevated position provides commanding views along the Exe Estuary to the sea in one direction and across the rolling East Devon countryside in the other. Despite its lovely rural setting the Stud is located only a short drive from the centre of Exeter with its wide range of business, leisure and entertainment facilities. Exeter offers excellent transport links which include mainline railway services to both London Paddington and Waterloo, the M5 motorway, and Exeter International Airport. Beautiful coastal scenery, quaint fishing villages and thriving seaside resorts are all within about half an hour's drive.

The house itself offers light and very spacious accommodation which has been designed to take full advantage of the spectacular views. The versatile layout provides plenty of options for extended families and there is obvious scope to create a self contained annexe if required. There are 3 superb bedroom suites including one with a balcony offering breathtaking views over a wide area and reaching to the sea at Exmouth. Outside there are attractively laid out gardens and sitting areas adjoining the house which help to make this a wonderful home for entertaining.

The magnificent equestrian facilities include an extensive range of modern, well maintained buildings. Many of these are centred on a concrete stable yard next to the house and they extend to 8 loose boxes, 2 foaling boxes, a large tack room, an extensive work shop, storage bays, a hayloft and a lunging ring. The land is sub divided into post and rail fenced paddocks and much of this land can be seen directly from the house itself.

## ACCOMMODATION

The accommodation with approximate measurements is as follows:

Part double glazed front door to

### Reception Hall

Coved ceiling, radiator, cupboard understairs plus two further built in cupboards.

### Home Office

**3.56m x 2.86m (11' 8" x 9' 5")**

Upvc double glazed window; coved ceiling; telephone point; radiator.

### Study

**3.27m x 2.97m (10' 9" x 9' 9")**

Fitted bookshelves with cupboards beneath; coved ceiling; radiator; French doors to Conservatory.

### Living/Dining Room

A particularly spacious triple aspect room broadly divided into two areas - the Living Room area measures **6m x 4.15m (19' 8" x 13' 7")** and the Dining area measures **4.5m x 4.5m (14' 9" x 14' 9")**. Fine views across the fields and beyond to the estuary and sea; twin sets of double glazed patio doors to the garden. Exposed brick fireplace with a wooden mantle; coved ceiling; wall light points; 3 radiators; wooden flooring. From the Living Room there is access to the

### Sun Lounge

**3.75m x 3.5m (12' 4" x 11' 6")**

With views across the garden; tiled flooring; radiator; lighting and French doors into the garden.

### Conservatory

**3.57m x 3.45m (11' 9" x 11' 4")**

Upvc double glazing with wonderful views; tiled flooring; french doors into the garden.

### Kitchen Breakfast Room

**5.92m x 4.43m (19' 5" x 14' 6")**

Extensively fitted with a range of matching base and eye level units in a white finish and including glass fronted display cabinets, wine and plate racks, and superb views as far as the sea. One and half bowl sink unit with a mixer tap set within roll edged worktops with tiled splashbacks; built in double oven and hob with an extractor over; coved ceiling; Upvc double glazing; radiator; plumbing for an automatic washing machine; cupboard housing the gas central heating boiler; door to Lobby which gives access to the

### Gymnasium

**7.62m x 2.84m (25' 0" x 9' 4")**

Upvc double glazing including French doors to the patio and giving further superb views; 2 radiators; Upvc double glazed door to the drive. Further glazed door accessing the second staircase leading to the first floor.

The main staircase from the hall leads to an impressive

### Landing

With large triangular window; 2 radiators; hatch to roof space; large airing cupboard with a factory sealed hot water cylinder with immersion heater and slatted shelving. The airing cupboard also has a light.

## Master Bedroom Suite

**Bedroom** **4.25m x 3.56m (13' 11" x 11' 8")**  
Fitted with an excellent range of units which include full length wardrobes, a dressing table; bedside cabinets; further storage drawers and corner display shelving. Telephone point; radiator; television aerial point; Upvc double glazed French doors to covered balcony with wrought iron railings; tiled flooring; lighting and magnificent views across the surrounding countryside and along the Exe Estuary to the sea at Exmouth.

## Spacious Ensuite Bathroom

A white suite comprising a large corner bath with mixer taps and a hand held shower and a tiled surround. Ceramic vanity unit with a mixer tap and tiled splashback plus polished granite worktops with drawers beneath. Upvc double glazed triangular window with views; contemporary heated towel rail; tiled flooring; close coupled WC; double width shower cubicle with a wall mounted shower unit, body jets and a glazed screen; coved ceiling with extractor; built in linen cupboard.

## Guest Suite

**Bedroom** **4.67m x 3.77m (15' 4" x 12' 4")**  
A Upvc double glazed window giving wonderful views; coved ceiling; radiator.

**Dressing Room** **2.48m x 1.80m (8' 2" x 5' 11")**  
Velux double glazed window; radiator; fitted chest of drawers; lighting.

## Ensuite Bathroom

Most attractively appointed with a white suite comprising a claw foot bath, pedestal wash basin with a tiled surround, close coupled WC, shower cubicle with a Bristan shower unit; Velux double glazed window.

## Guest Suite

**Bedroom** **5.70m x 2.81m (18' 8" x 9' 3")**  
A particularly light and airy room with a large feature floor to ceiling Upvc double glazed window giving some stunning views towards the sea. Radiator; door to

## Ensuite Shower Room

Double width shower cubicle with a wall mounted shower unit and a glazed screen. Pedestal wash basin with a tiled surround; close coupled WC; radiator; Upvc double glazed window; extractor.

**Bedroom 4** **4.16m x 3.23m (13' 8" x 10' 7")**  
Double glazed triangular window with fine views to the east; coved ceiling; radiator; fitted dressing table unit and matching wardrobe.

**Bedroom 5** **4.15m x 2.60m (13' 7" x 8' 6")**  
A large double glazed window with views across the garden and beyond across much of the East Devon. Coved ceiling; radiator.

## Family Bathroom

Comprising a panelled bath with a tiled surround and a wall mounted shower unit and a glazed screen. Pedestal wash basin with a tiled surround; close coupled WC; radiator; Velux double glazed window; shaver point; tiled flooring.

## OUTSIDE

The house is approached via its own gravel driveway which leads to an extensive parking and turning area adjacent to the house. There are attractively laid out gardens which are mainly lawned and interspersed with specimen trees and flower borders. Adjoining the house itself is a large patio with lighting and which takes full advantage of the lovely views. On the far side of the house there is a further secluded lawn with a variety of mature plants, trees and shrubs.

## THE STABLE YARD

The stable yard is situated close to the house and comprises an extensive range of modern equestrian buildings;

**8 loose boxes arranged into two separate blocks and each measuring approximately 3.66m x 3.66m (12' x 12').**

**3 Large Stalls** beneath the **Hayloft** and overlooking the yard.

**Foaling Box 1** **8.13m x 4.50m (26' 8" x 14' 9")**

**Foaling Box 2** **5.94m x 4.60m (19' 6" x 15' 1")**

**Tack Room** **4.50m x 4.50m (14' 9" x 14' 9")**  
Fitted worktops with cupboards and drawers beneath; stainless steel sink unit and self contained hot water system. Double glazed window.

## Outside WC

With handwash basin and low level WC.

**Workshop**

6.70m x 4.50m (22' x 14' 9")

With a stainless steel sink unit with hot water and a Upvc double glazed window; power and light.

Two open fronted storage bays.

Lunging ring with a rubber and sand surface.

There are extensive paddocks to the southern and western sides of the house and these are enclosed by modern post and rail fencing.

**SERVICES**

Mains water and electricity are available. Drainage is via a private drainage system and an oil fired central heating system.

**TENURE**

Probus Farm Stud is offered freehold with vacant possession on completion.

**COUNCIL TAX BAND**

Band G

**RATING ASSESSMENT**

Currently the Stud Farm is separately assessed for business rates with a rateable value of £4,400

**DIRECTIONS**

From Exeter city centre proceed along the B3181 towards Pinhoe and Broadclyst. At Pinhoe turn left into Church Hill at the double mini roundabout next to the Chinese restaurant. Proceed up Church Hill and continue on into open countryside. Probus Farm Stud will be found after approximately a mile on the left hand side. For those with satellite navigation the postcode required is EX4 9JJ.

**VIEWINGS**

Strictly by prior appointment with the vendor's agents:



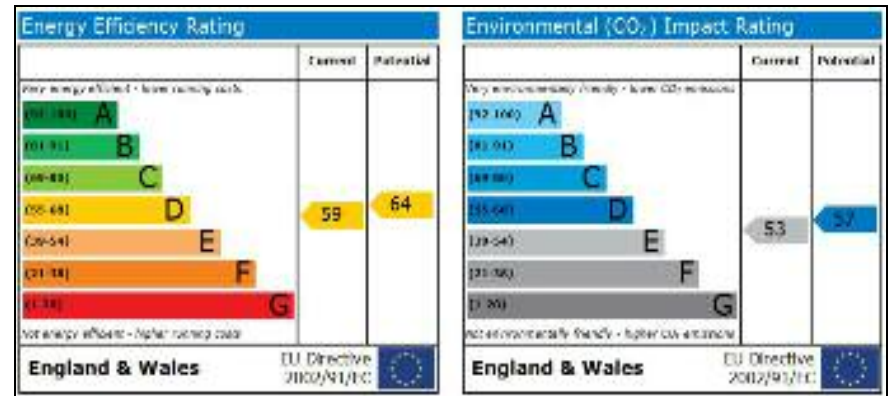
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For the attention of Michael Henderson

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**ENERGY PERFORMANCE CERTIFICATE**







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