



Higher Eastington  
Stables



# Higher Eastington

Lapford, Crediton, EX17 6NE

Exeter 16 miles Crediton 7 miles Tiverton 7 miles

- Excellent equestrian facilities
- 30 Acres
- Owner's house
- Staff cottage
- PP for mobile home/log cabin
- 5 furlong & 3 furlong gallops
- Horse walker
- Manege

**Guide price £875,000**

## SITUATION

The property is in Eastington, a hamlet about a mile from the village of Lapford, which provides a range of local facilities. The A377 provides access to Crediton and beyond to Exeter where there are ranges of facilities befitting centres of their importance. Routes to the east provide access to the A361 dual carriageway just beyond Tiverton, which thereafter continues to junction 27 of the M5 motorway.

## SUMMARY

The property has been a prestigious training yard in recent years though no longer has its licence and therefore provides opportunities for a variety of equestrian disciplines including pointing, showing, dressage or as a stud. There is a trainers house, adjacent cottage and 14 boxes in an American-style barn. Other facilities include a manege, lunge ring, covered 5 horse walker and a 5 furlong wood chip gallop along with a 3 furlong grass gallop.

## THE HOUSE & THE COTTAGE

Converted a few years ago to a good standard with underfloor heating and hardwood double glazing, the house has a KITCHEN/BREAKFAST ROOM with a range of units and steps down to a SITTING ROOM. MASTER BEDROOM with EN SUITE SHOWER ROOM. FAMILY BATHROOM with bath and shower over, wash basin and wc. Stairs up to a second BEDROOM plus walk-in dressing room.

Attached to the house is the cottage which provides a KITCHEN AREA with units etc and steps up to a SITTING ROOM with door to rear patio. DOUBLE BEDROOM with EN SUITE BATHROOM.

## RESIDENTIAL UNIT

A Certificate of Lawfulness was granted for the siting of a mobile home under Ref: 14/01336/CLU on 30th September 2014. This is a stunning site with fine



A well-equipped equestrian property with dwellings, excellent facilities and 30 acres





views for a unit that could be 60' x 40'.

### THE BUILDINGS

The excellent equestrian facilities run alongside an extensive area of concrete. The stables themselves are mainly within an American-style barn comprising the following:-

### STABLE YARD

Building (120' x 75') of steel frame under a fibre cement roof with block walls and Yorkshire boarding. 14 Loddon boxes in two rows with central passageways. There is the capability to put back a further 12. On the other side is a tack room and feed room, and on the right hand side, a corralled area with adjacent storage.

ALL-WEATHER MANEGE (40m x 20m) by Witham Vale surrounded by post-and-rail fencing. In 2003 consent was granted to cover the manege (Ref: 03/01597/4). There is a 20m diameter LUNGE RING and a covered Claydon 5 HORSE WALKER, installed in 2015.

### THE GALLOPS

The gallop is approximately 5 furlongs, left handed uphill with wood chip surface, which runs around the edge of the main block of land and can be accessed from either the top or bottom of the gallop with further 3 furlong grass gallop.

### THE LAND

The land extends to about 31 acres and is arranged in two principal areas. The majority of the land can easily be accessed via a right of way from the main yard or off a trackway from the road to the west. The land other than taken up by the gallop, is mainly pasture, though with some trees. There are two turnout paddocks near the buildings.

### SERVICES

Mains water, mains electricity, private drainage.

### LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Tel: 01884 255255 [www.middevon.gov.uk](http://www.middevon.gov.uk)

### OUTGOINGS

Council Tax Bands D & A. Rateable Value (RV) £6,400. Current rates payable (2015/16) £205 with SBR relief.

### JOINT AGENT

Guy Sherratt Property Agents. Tel: 01598 710134. Email: [info@guysherratt.co.uk](mailto:info@guysherratt.co.uk)

### OPTIONALLY AVAILABLE BARN

On the edge of the property there is a substantial stone and cob BARN, which has DPP to convert to a 4-BEDROOM HOUSE with two adjoining HOLIDAY COTTAGES. Extracts from the drawings are available from the agents. The main house will have a large vaulted living/dining area opening into a kitchen and downstairs bedroom. Stairs lead to the first floor to a further 3 bedrooms. The two holiday cottages each have an open-plan kitchen/siting room; one with one bedroom and one with two bedrooms. This was granted permission under Ref: 06/01118/FULL granted on 16th May 2006.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
20-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76	76
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

