



Newmans House







Newmans House,

Luppitt, Honiton, Devon, EX14 4RT

What3Words ///tonsils.along.reduction

A handsome period country house with superb views, swimming pool and paddock, set in about 3 acres.

- 1920's house with fantastic views
- In all 3.19 acres (1.29 ha)
- Swimming pool
- Village position
- Freehold
- Three reception rooms
- Stables / workshop
- Lovely gardens
- Lots of parking
- Council tax band G

Offers In Excess Of £700,000

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SITUATION

The property occupies an elevated position within the small East Devon village of Luppitt, enjoying an attractive rural setting with far-reaching views over the surrounding countryside, including towards Hartridge Common and Dumpdon Hill.

Luppitt is a wonderful rural village within the Blackdown Hills National Landscape, with a parish church, village hall and a small pub. The market town of Honiton lies approximately 6 miles away and provides an excellent range of day-to-day facilities including shops, schools and a railway station on the London Waterloo line. The A30 provides convenient road connections towards Exeter and the M5 to the west and the A303 towards Somerset and London to the east.

The surrounding countryside provides excellent opportunities for walking, riding and other outdoor pursuits, with an extensive network of footpaths and lanes.

DESCRIPTION

This substantial period home understood to date from the 1920s, sits an established plot of approximately 3.19 acres (1.29 ha). The house, of rendered elevations under a tiled roof, is particularly notable for its generously proportioned accommodation, attractive rural outlook and excellent outside space.

Internally, there are some appealing period features including fireplaces, bay windows and well-proportioned reception rooms. The property has been improved over the years with updated kitchens, bathroom, UPVC windows and cavity wall insulation in the past 15/20 years, however the property would now benefit from some improvement in places.

ACCOMMODATION

An enclosed entrance porch opens into a generous entrance hall, providing access to the principal ground floor rooms. The drawing room is a particularly attractive reception room with a wide bay window enjoying views towards the surrounding countryside, an open fireplace and extensive fitted book shelving.

The sitting room is another comfortable reception room, again with a fireplace, while the separate dining room /fifth bedroom has doors opening onto the rear terrace and provides an appealing space for both everyday use and more formal entertaining.

The kitchen/breakfast room is a good-sized room with two sets of French Doors opening to the rear, centred on a Lacanche range cooker, the kitchen has a range of stainless steel style units, with an small adjoining utility area with the boiler and plumbing for washing machine. A cloakroom completes the ground floor accommodation.

On the first floor, a spacious galleried landing leads to three generous double bedrooms and a smaller fourth. The principal bedroom is a generous double room with a wide bay window taking advantage of the outlook and has an en-suite shower room. There are two further good-sized bedrooms together with a fourth bedroom/study with access to a balcony overlooking the gardens and surrounding countryside. A large family shower room has walk-in style shower and cubicle style as well as double sinks.





GARDENS

Approached from the village lane across a gravelled parking and turning area providing ample space for a number of vehicles as well as a single garage.

The gardens form an important part of the property. Adjoining the house to the rear is a paved terrace, providing an attractive setting for outdoor seating and entertaining. Beyond are areas of lawn interspersed with mature trees, shrubs and established planting.

The gardens enjoy a good degree of enclosure and privacy and provide an attractive backdrop to the house. There is also a timber-framed garden shed.

STABLES / WORKSHOP

Behind the house, this block built range of stables has been partly converted into workshop area, with the end one forming an office space (in need of repair) over looking the field.

SWIMMING POOL

Within the garden is an outdoor swimming pool, approximately 40' x 20', surrounded by paved terracing and enclosed by fencing. The pool area is well positioned in relation to the house and gardens and includes a changing cabin with cloakroom facilities, all now in need of refurbishment.

PADDOCK

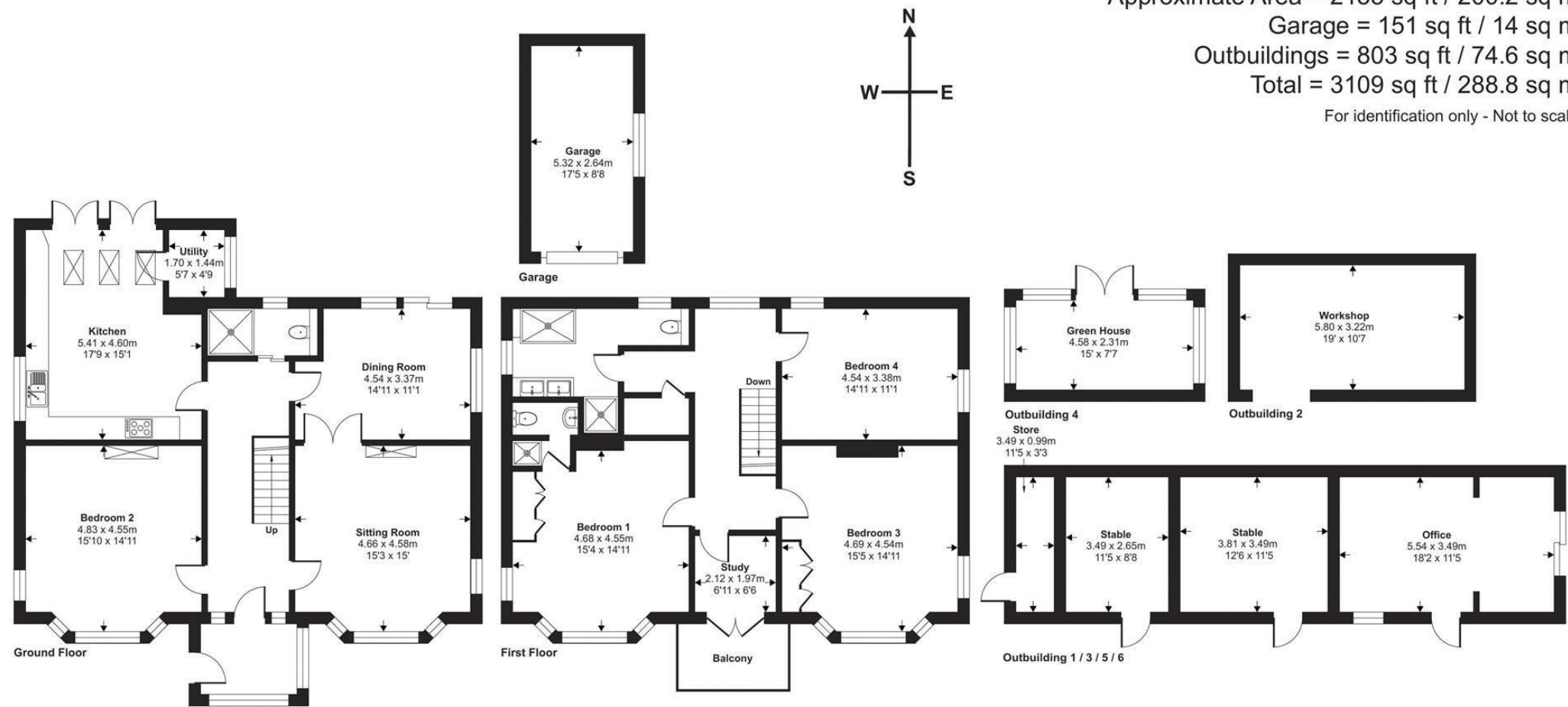
Beyond the principal gardens is an enclosed paddock, predominantly laid to grass, the paddock has mature hedge and tree lined boundaries and is a valuable addition to the property, offering potential for grazing, equestrian or amenity use, with an additional access from a quiet lane.

In all, Newmans House extends to approximately 3.19 acres (1.29 ha)

SERVICES

Mains water and electricity. Photovoltaic panels. Private drainage - not tested. Oil-fired central heating. Ultrafast Broadband available, good mobile coverage outside with EE, Three, Vodafone and O2 (OFCOM 2026)

Approximate Area = 2155 sq ft / 200.2 sq m
Garage = 151 sq ft / 14 sq m
Outbuildings = 803 sq ft / 74.6 sq m
Total = 3109 sq ft / 288.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1539048



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	24
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



