



# Bickleigh House

Devon

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# A fine Georgian former Rectory in an elevated position with stunning views over the Exe Valley

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Bickleigh House, Bickleigh, Tiverton, Devon EX16 8RB

Tiverton: 4 miles, Tiverton Parkway station: 9 miles (London Paddington 1 hr 55 mins),  
Exeter: 11 miles, Exeter International Airport: 12 miles

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## *Features:*

Reception hall | Drawing room | Dining room | Sitting room  
Kitchen/breakfast room | Butler's pantry | Cellar | Courtyard

Principal bedroom with ensuite bathroom and dressing room  
3 Further bedrooms (all ensuite)

Adjoining staff flat with sitting room, 2 bedrooms  
and bathroom

Garaging | Former Coach House (with planning permission)  
Stables | Garden and grounds | Paddocks and fields

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About 23 acres in all





### *The property*

Bickleigh House is a magnificent Grade II listed Georgian property that has been meticulously refurbished by the current owners to provide just over 7,200 sq. ft of beautifully appointed and elegant accommodation with high quality fixtures and fittings throughout. The property has been completely renovated and upgraded in compliance with all heritage and planning permissions. The substantial programme of works include full rewiring, replacement of the heating and plumbing installation, the reconditioning of all chimneys, complete redecoration throughout both internally and externally, brand new bathrooms throughout and an extensive security system installed. The property benefits from an adjoining two-bedroom annexe as well as a detached Coach House with planning permission for development into further accommodation. The property also offers equestrian facilities and lies in extensive grounds of approximately 23 acres with exceptional views over the surrounding countryside. Bickleigh House enjoys an enviable position within the highly sought-after Exe Valley benefitting from both a rural and peaceful position yet is within close proximity to excellent amenities.

An original portico provides an impressive entrance to the house which leads through to a bright and spacious entrance hall with original wood flooring that runs through to the property's three ground floor reception rooms. The well-proportioned drawing room and dining room are located at the front of the house with both rooms featuring impressive original fireplaces with marble and ornate surrounds, fine cornicing and ceiling moulds and large sash windows allowing for a wealth of natural light along with superb, elevated views over the surrounding grounds. A sitting room provides further welcoming reception space also with an original feature fireplace. The impressive kitchen has been opened up to create an adjoining family dining room with original Blue Lias flagstone flooring throughout and newly installed underfloor heating. The bespoke kitchen from Warren

Hughes features Silestone Marble countertops, a large central island and breakfast bar with Belgian blue stone countertop, Gaggenau 400 series range tops, 200 series convection oven and steam oven, Bosch built in fridges and instant hot water taps. The Butler's pantry provides further space for storage and appliances with bespoke units by Warren Hughes, a Gaggenau wine fridge and Siemens appliances. The pantry and central hallway both have French limestone flooring with underfloor heating. At the rear of the property is a glazed hallway with terracotta tiles that overlooks the central courtyard and with doors to a utility room, wet room, laundry and boot room. The ground floor accommodation is completed by two cloakrooms while there is also a substantial basement currently used as a utility room and wine cellar.

The first floor can be accessed via three staircases and comprises four beautifully appointed double bedrooms all with en suite facilities including the principal bedroom which also benefits from a spacious dressing room. All of the bathrooms feature Mandarin Stone tiles with underfloor heating, heated towel rails and vanity units from The Albion Bath Company with the principal bathroom featuring Samuel Heath hardware with Vitra basins and a Lefroy Brooks bathtub. The first floor also provides an annexe offering two bedrooms, a shower room and an open-plan living area and kitchen. The annex benefits from a newly fitted kitchen with Bosch appliances and Welsh slate countertops. Currently the annexe is used as part of the main house accommodation but can be easily turned into separate accommodation if required as the electrical, water and gas bills are separate.

The house has the benefit of a new NIBE Swedish ground source heat-pump and mains gas heating system. Drainage is to a new Klargester sewage treatment plant.









### *Outside*

The property is approached through bespoke solid oak electric gates with a sweeping gravel driveway providing ample parking space for multiple vehicles and access to the integrated garage. Bickleigh House lies in a commanding, south westerly facing position overlooking its extensive grounds of approximately 23.35 acres. There is a beautiful walled garden at the rear of the property that has been recently landscaped providing a large area of lawn with colourful border flowerbeds, an apple orchard and established shrubs and trees providing a high degree of privacy. The grounds comprise rolling fields and paddocks bordered by mature hedgerows providing ideal space for exercising horses and grazing livestock. Also within the grounds is a pond attracting a variety of flora and fauna. Outbuildings include a newly constructed wooden stable block and a stone built stabling block which has undergone complete restoration providing new doors and windows and repairs to the stonework and roof. The property also benefits from a two-storey Coach House with planning permission granted for conversion into a two-bedroom annexe. Proposed plans include an open-plan living area and kitchen on the ground floor with an adjoining snug and utility room. Also on the ground floor is a gym and cloakroom while upstairs plans include two double bedrooms with en suite bathrooms. The full planning history can be viewed on the Mid Devon Council planning portal under reference 21/01709/FULL. There is planning permission for a swimming pool in the walled garden to the south of the house.

### *Location*

Bickleigh House is located in the unspoilt countryside in the renowned Exe Valley on the edge of Bickleigh village. The village has a well-regarded primary school, church, vineyard, one inn and Bickleigh Mill, a popular restaurant and shopping destination.

The historic town of Tiverton (4 miles) provides a wider range of everyday amenities, including high street shopping, supermarkets and leisure facilities.







The town also offers an excellent selection of schools, including the renowned independent Blundell's School. Exeter, approximately 11 miles away is one of the most thriving cities in the South West and offers a wide choice of cultural activities with two theatres, a 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. Many opportunities for walking and cycling can be found direct from the property whilst the breath-taking Exmoor National Park is within easy reach. The property is set mid-way between the dramatic North and South Devon coastlines offering miles of pristine beaches to explore.

Tiverton Parkway mainline station is 9 miles away providing direct services to London Paddington and Exeter. 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.

#### ***General Information***

***Local Authority:*** Mid Devon District Council

***Services:*** Mains electricity, gas and water.

Modern private drainage which we understand to be compliant with current regulations.

Ground source heat pump and mains gas central heating.

***Council Tax:*** Bickleigh House: Band G.

***EPC rating:*** Bickleigh House C

***Tenure:*** Freehold

***Guide Price:*** £3,500,000

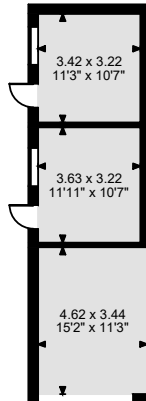
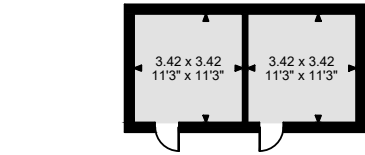
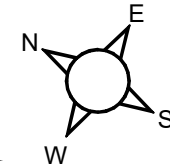
***Wayleaves and easements:*** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

***Planning Reference:*** 21/01709/FULL.

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

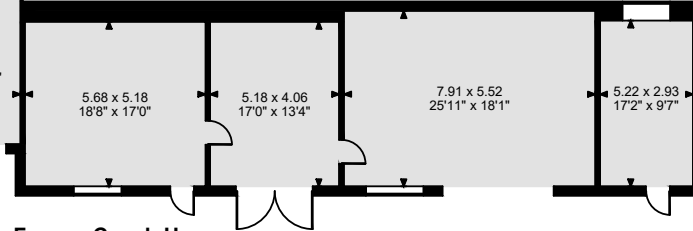


*Bickleigh House, Bickleigh Tiverton, Devon, EX16 8RB*  
 Main House internal area 7,209 sq ft (670 sq m)  
 Garage internal area 208 sq ft (19 sq m)  
 Outbuildings internal area 2,443 sq ft (227 sq m)  
 Total internal area 9,865 sq ft (917 sq m)  
 Quoted Area Excludes 'External C/B'

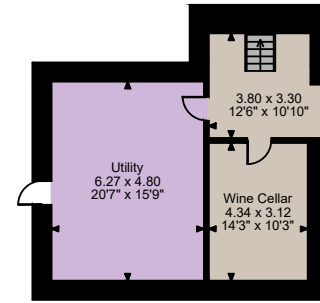


Hayloft Above Coach House

Traditional Stables



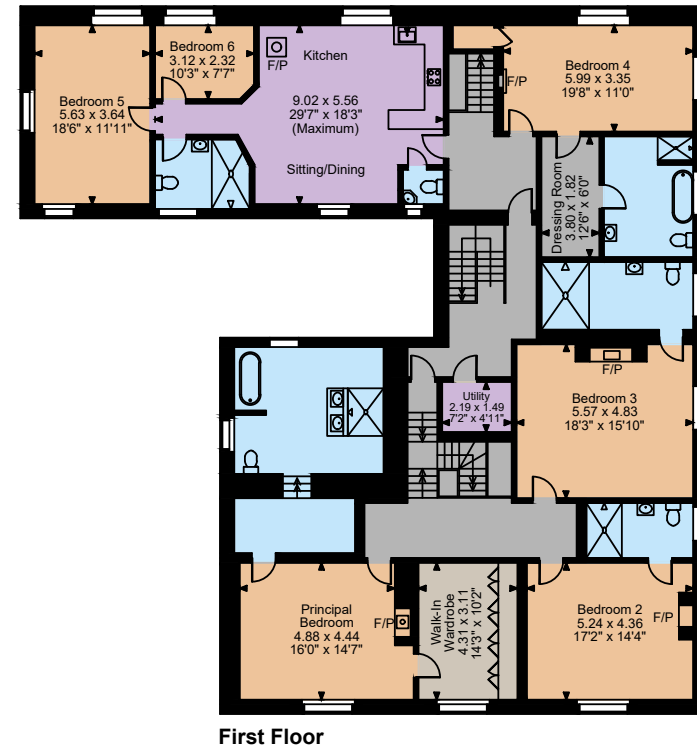
Former Coach House



Cellar



Ground Floor



First Floor

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

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