

# COOMBELAND

CADELEIGH, TIVERTON, DEVON





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**COOMBELAND  
CADELEIGH, TIVERTON, DEVON**

AN IDYLIC AND MANAGEABLE SMALL ESTATE THAT HAS IT ALL.  
A FORMER RENOWNED HIGH BIRD SHOOT, EXTENSIVE EQUINE  
FACILITIES AND A LAKE TO SWIM IN



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**DISTANCES (approximate)**

TIVERTON 4 MILES

EXETER 19 MILES

M5 (JUNCTION 27) AND TIVERTON PARKWAY  
12 MILES (LONDON PADDINGTON UNDER 2HRS)

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- Principal house with 3 main reception rooms, kitchen/living room with Aga
  - Orangery
  - 5 bedrooms 4 bathrooms
  - Charming 6 bedroom guest cottage
  - One bedroom Mill Cottage
  - Garden with lawns running down to the lake
  - Equestrian facilities including stable yard with 14 loose boxes
  - All weather manege
  - About 150 acres of pasture and woodland forming a valley
  - Stream fed lake
  - Former renowned high bird shoot





### SITUATION

Coombeland occupies a truly idyllic setting forming its own peaceful and private valley that forms part of the undulating landscape running west of the Exe Valley. The house is situated at the end of a half mile long drive surrounded by its own land of pasture and woodland ensuring complete privacy and exclusivity. Coombelnd blends into the surrounding rolling landscape that characterise this very unspoilt part of Devon. From the high ground either side of the valley there are wonderful views with very little evidence of other buildings.

Despite its sense of complete privacy, Coombelnd is only 4 miles from the centre of Tiverton and 12 miles from the mainline railway station and motorway junction at Tiverton Parkway Station. Tiverton is a market town offering everyday amenities and is home to Blundells School.

### DESCRIPTION

Coombelnd is a Listed farmhouse that has evolved from its C17 origins with improvement and extension to now provide a very comfortable and characterful country house that takes full advantage of its lovely south facing position. The house is situated at the heart of the 150 acres and is accompanied by the adjoining 6-bedroom guest cottage, beside which the superb purpose-built stable yard with 14 loose boxes provides the core of the estate.

Beside the entrance drive an enchanting former mill building has been converted into a one-bedroom cottage, which is currently let on a short tenancy.

The land surrounds the house and forms a valley running east/west with a tributary of River Dart (itself a tributary of the River Exe) running along the bottom. In front of the house the stream feeds an ornamental lake, home to otters and other wildlife. The land is divided between about 70 acres of grazing ground and 60 acres of woodland, much of it designated ancient woodland. The topography and steep contours of the land lends it to the re-establishment of a high-quality driven shoot.





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### COOMBELAND HOUSE

The Grade II listed house offers characterful accommodation that testifies to its history whilst more recent additions have made it convenient for modern life. The principal rooms run across the south facing front of the house with the large farmhouse kitchen/living room with Aga having access to a west facing terrace. The drawing room and dining room have open fires and there are window seats and quality oak panelled doors and other joinery including a plank and muntin screen. At the rear of the house there is striking double height orangery and there is plenty of practical utility areas with access from the back door.

Upstairs the generously proportioned bedrooms are well laid out around the main passage landing with a guest bedroom suite being separately accessed from its own spiral staircase.

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### COOMBELAND BARN

Converted from farm buildings in 2019 this 6 bedroom/ 6 bathroom accommodation provides a conveniently sited guest cottage. The bedrooms each have their own bathroom and a central space with kitchen area and open fireplace makes an ideal entertaining space with doors that lead out to a protected courtyard.

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### THE MILL COTTAGE

This building was converted from a working water mill (the remains of the wheel are still in situ) and makes a charming additional residential space beside the entrance drive. The two-storey accommodation provides one bedroom with ancillary living space. It is currently let on an Assured Shorthold tenancy agreement.

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### THE EQUESTRIAN FACILITIES

Coombleand is home to Coombelands Eventing, a business that aims to breed and train event horses of all standards. The U-shaped yard behind the house offers 14 loose boxes in purpose built buildings together with grooms accommodation, tack and feed rooms and horse grooming and washing stalls. Behind the stable yard a 60 x 25 m all weather school provides arena train facilities, whilst the 150 acres of surrounding land provide ideal opportunities for fitness and cross-country training. There are field shelters in most of the enclosures. The vendor currently keeps around 3 mares and 10 youngstock on the farm.







THE MILL COTTAGE

### THE LAND

The land forms a steep valley running for over a mile from end to end. It forms both sides of the valley and is bound on both sides by quiet lanes serving the surrounding farms.

The land is served by a network of tracks giving access around the property. The pasture is all grazed by the horses and is mostly entered into a 3 year SFI agreement terminating in 2027. The woodlands are largely stocked with mature native species but there is also an area of conifers. Much of the woodland is designated ancient woodland and is home to many deer and other wildlife and flora.

The hunting rights over the property are vested in the Badgeworthy Land Company but at the vendors request have not been exercised for some time.

### THE SHOOT

A high bird shoot that utilised the steep-sides of the valley and mixed habitats, was run for several years, and would be straightforward to re-instate, either privately or in conjunction with a neighbouring shoot.

### PROPERTY INFORMATION

**Postcode:** EX16 8HX.

**Services:** Mains electricity. Private drainage (compliance with regulation not warranted). Private water supply from a borehole.

**Rights of Way:** There are no footpaths or other rights of way crossing the land.

**Local Authorities:** Devon County Council, County Hall, Topsham Road, Exeter, EX2 4QD. Tel. 0845 1551015.

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Tel. 01884 255 255.

**Council Tax Bands:** House: G. Mill Cottage: A. Mobile Home: A.



COOMBELAND BARN

**Coombeland Barn: Small business rates relief from business rating.**

**EPC Ratings: House: Exempt. Coombeland Barn: C. Mill Cottage: D.**

**Contents, fixtures and fittings:** Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, and curtains are specifically excluded from the sale. Carpets are included and certain items may be available by separate negotiation.

**Viewing:** Only by appointment with Jackson-Stops Exeter office: Tel. 01392 214222 and Strutt & Parker Exeter office: 01392 215631.

**For sale by private treaty with vacant possession on completion.**

### DIRECTIONS (POST CODE: EX16 8HX)

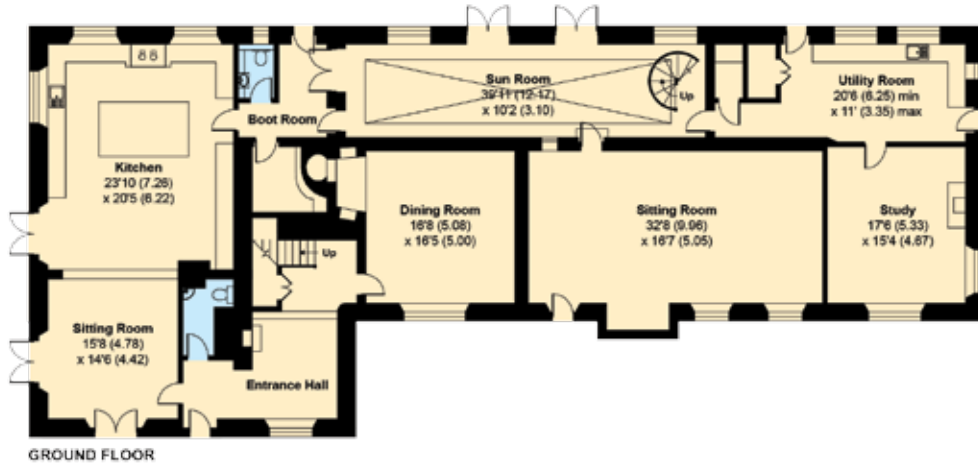
Sat nav should get you to the property which is signposted from the small public lane serving it.



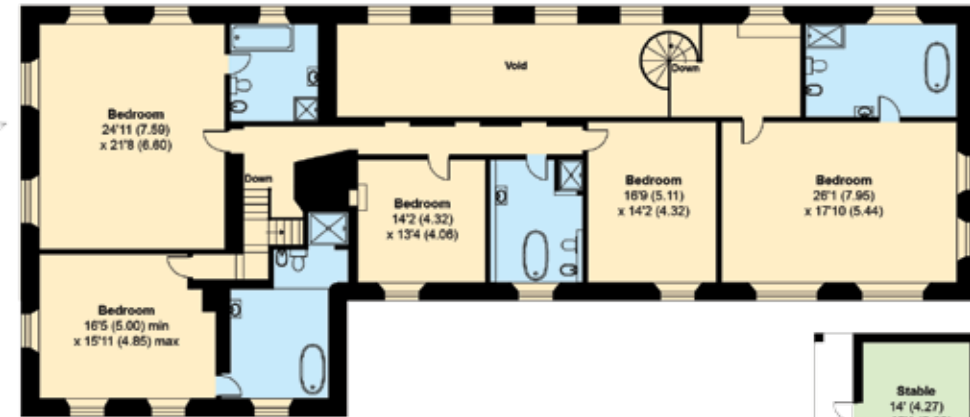


COOMBELAND, CADELEIGH, TIVERTON, DEVON EX16 8HX

Approximate Area = 6233 sq ft / 579 sq m (includes garage). Outbuilding = 5865 sq ft / 544.8 sq m. Total = 12098 sq ft / 1123.9 sq m



GROUND FLOOR

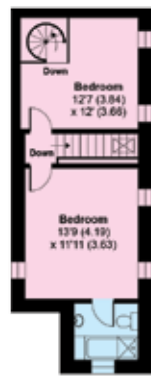


FIRST FLOOR

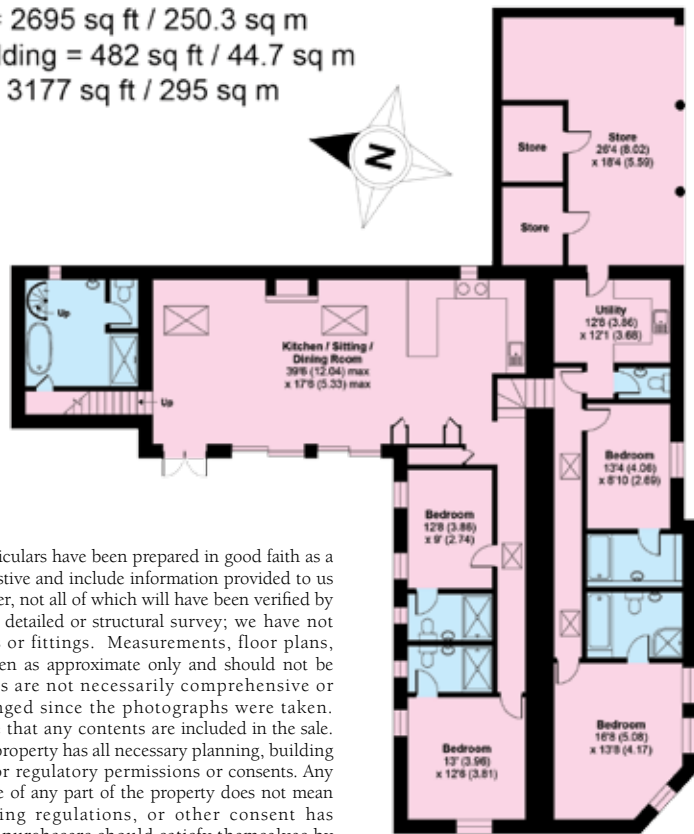
NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

COOMBELAND BARN

Approximate Area = 2695 sq ft / 250.3 sq m  
 Outbuilding = 482 sq ft / 44.7 sq m  
 Total = 3177 sq ft / 295 sq m



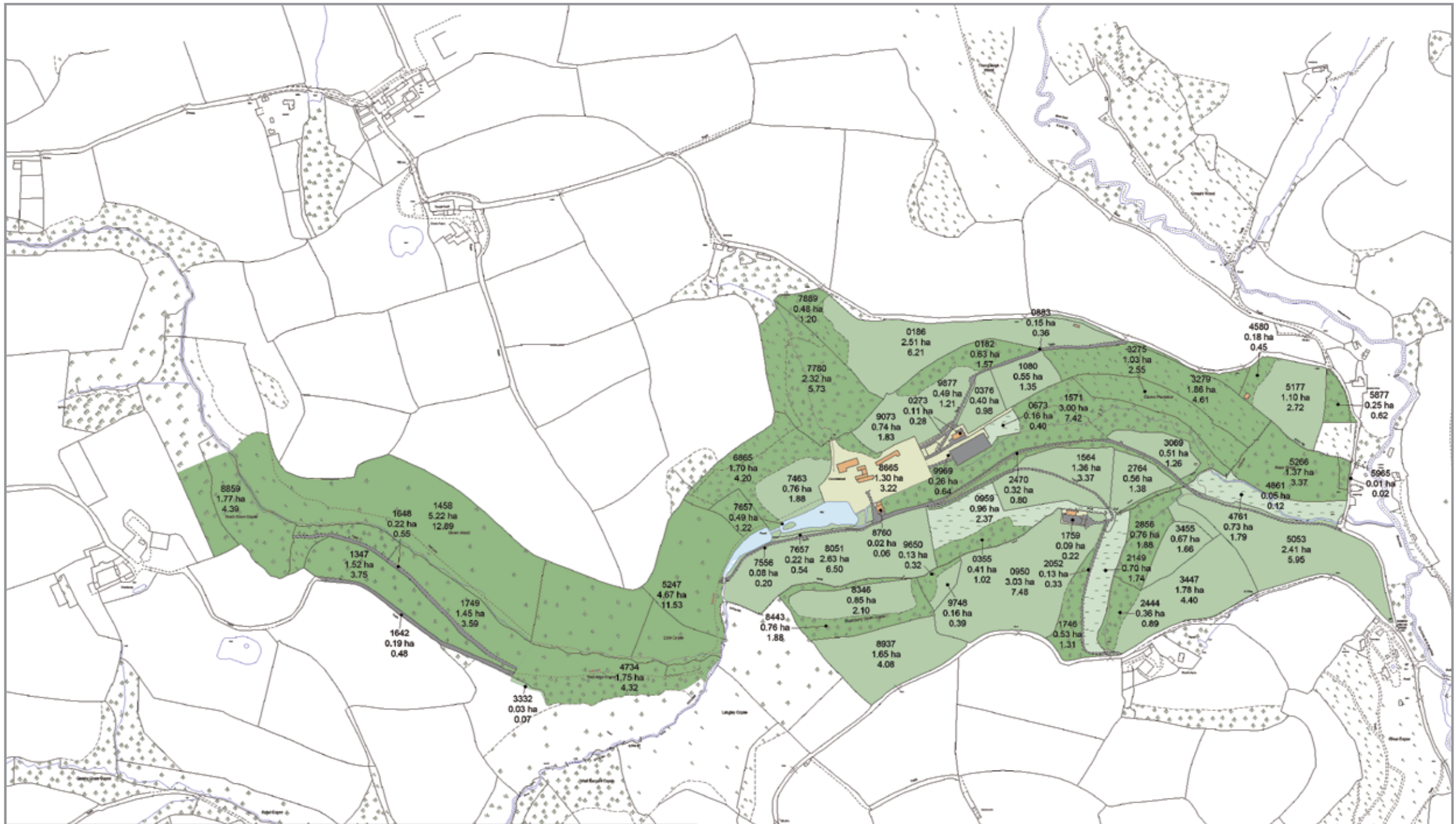
FIRST FLOOR



GROUND FLOOR



**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



## Coombeland

Total Area (60.53 ha / 149.65 ac)



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Y22503-01 | Date 11.06.24







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