



The Farmhouse

Dulverton

A beautifully presented farmhouse with a spacious holiday cottage, outbuildings and approximately 56.5 acres of grounds, set on the outskirts of Exmoor National Park with uninterrupted views over a private valley.

Exmoor National Park 1.5 miles, Dulverton 3 miles, Tiverton Parkway mainline station 15 miles (London Paddington 1 hour 52 minutes), Taunton 24 miles, Exeter 27 miles

Features:

Main House: Reception hall | Open-plan living area, kitchen and dining area | Snug | Office | Utility | Boot room
Cloakroom | Principal bedroom with en suite and balcony
Four further bedrooms, one with en suite | Mezzanine level above bedroom 4 | Family bathroom | Second floor office room | EPC rating D

Barn: Reception hall | Family room | Open-plan dining area and kitchen | Utility | Principal bedroom with en suite | Four further bedrooms, all en suite | Cloakroom | Terraced Garden
Wooden clad hot tub | Two 'field' golf holes | EPC rating B

Double garage & gym with planning permission for a second storey studio | Games room | Triple carport | Terraced Gardens | Copse | Woodland | Paddocks | Pastureland | Sheep sheds | Streams | Two small spring fed lakes with jettys for wild swimming & boating (drawings available for a log cabin on first lake)

About 56.5 acres in all





The property

The impressive farmhouse offers over 3,200 sq. ft of beautifully appointed and light-filled accommodation configured over two floors. The property has been completely renovated throughout combining characterful features including exposed timber beams, original flooring and exposed stone walling alongside modern, high-quality fittings and elegant, stylish décor. The property benefits from an equally impressive barn conversion offering an additional 2,300 sq ft of well-presented accommodation that is currently used as a successful holiday let providing excellent income potential as well as opportunities for multi-generational living. The property lies in a secluded and private position on the outskirts of Exmoor National Park within its grounds of approximately 56.5 acres which offer several outbuildings. Occupying an elevated position, the farmhouse enjoys uninterrupted views over undulating countryside and a private valley.

The central reception hall provides a welcoming entrance to the home that leads through to the impressive open-plan living, dining area and kitchen which has a triple-aspect allowing for a wealth of natural light along with bi-folding doors that open onto a large, paved terrace providing ideal space for al fresco dining and an exceptional vantage point for admiring the views. The kitchen itself offers plenty of storage in farmhouse style units to base and wall level, a large central island with a breakfast bar and wine cooler, an Aga and modern integrated appliances with a fitted utility room providing further space for storage and appliances. The snug offers further welcoming reception space and features a fireplace fitted with a logburner. A useful home office adjoins the snug with a door that leads onto the outside. A boot room and cloakroom complete the accommodation on the ground floor.

On the first floor there are five well-appointed double bedrooms, including the generous principal bedroom suite which benefits from an en suite bathroom and a spacious balcony taking full advantage of the exceptional views. One further bedroom also benefits from en suite facilities while the first floor is also serviced by a family bathroom. There is also a spacious second floor office which could provide further accommodation if required.

The Barn

The Barn provides further beautifully presented and spacious accommodation extending to over 2,300 sq ft. The Barn comprises an open-plan dining area and kitchen which features bifold doors which provide plenty of natural light and open onto a private terrace. The kitchen has plenty of storage in farmhouse style units, with Oak worktops, a breakfast bar and modern integrated appliances. A utility room and pantry provide further space for storage and household appliances. A generous family room has a feature fireplace with a woodburning stove and double doors that open onto the outside terrace. There is one double bedroom on the ground floor with an en suite bathroom and a separate cloakroom whilst upstairs there are a further four en suite double bedrooms. Two staircases lead to the first floor accommodation. The barn benefits from its own terraced garden and a large wooden clad hot tub as well as two 'field' golf holes.

Outside

Access to the house, holiday cottage and outbuildings is via a private tarmac driveway with a central grass verge that leads to gravel courtyards providing ample parking. The beautiful garden at the front of the main house includes a patio for al fresco dining and entertaining as well as a large area of lawn, an additional seating and BBQ area and various mature trees and established border hedgerows providing a high degree of privacy. The property benefits from a detached double garage and fully equipped gym with planning permission granted for a second storey studio (approx 40 ft). There is also a detached games room with bi-fold doors and an adjoining triple carport. There is a total of 56.5 acres, with the house and holiday cottage uniquely situated in the centre of the grounds enjoying a south-facing aspect along with the outbuildings and gardens. The land is divided into a number of well-fenced paddocks and also includes a six-acre copse of mature woodland, which is surrounded by pasture fields. One of the fields contains a small collection of sheep sheds. A second block of woodland borders the stream at the bottom of the private valley, where there are two small spring fed lakes with jettys for wild swimming & boating. The first of the lakes has drawings available for the development of a log cabin.







Situation

The property is situated in an enviable position in the beautiful Somerset countryside, very close to the border with Devon. The picturesque village of Dulverton has a good number of shops and facilities including a post office, butchers, small supermarket, greengrocers, delicatessen, garage, health centre and a primary school. Local pubs including The Bridge Inn and Woods Bar and Restaurant are renowned for their good service and food. Larger supermarkets are located in Tiverton, South Molton and Wellington. The local area offers a multitude of opportunities for outdoor pursuits. The rugged North Devon Coastline, much of it owned and managed by The National Trust, provides wonderful opportunities for long distance walking along the South West Coast Path. The coastal resorts of Woolacombe, Putsborough, Croyde and Saunton Sands, all renowned for their outstanding beaches and excellent surfing, are within easy access. Just 1.5 miles away from Croft Farm is the Exmoor National Park, with its many beauty spots and opportunities for walking, riding and cycling. The Quantock Hills AONB, Brendon Hills and Blackdown Hills AONB are also nearby, offering miles of winding waymarked paths to explore. Educational options in the area are excellent. Good schools include Blundell's, Wellington School, West Buckland School, Millfield, King's College, Queen's College, Exeter School and The Maynard. The property is conveniently positioned for easy access to the North Devon Link Road, which connects the M5 and Tiverton, as well as to the A39 for access to Cornwall. There is a regular rail connection to London Paddington from Tiverton Parkway Station. Exeter Airport, approximately 36 miles away, offers a good range of domestic and international flights.

General Information

Local Authority: Somerset West & Taunton

Services: Mains electricity. Private water and drainage which we understand is compliant with current regulations. LPG gas heating for the main house. Ground source heat pump for The Barn

Council Tax: Main House Band G

Tenure: Freehold

Planning: Prospective purchasers are advised to make their own enquiries of the local planning authority

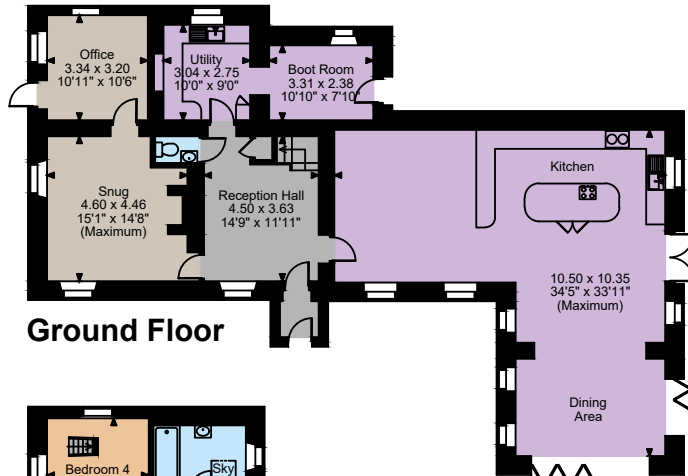
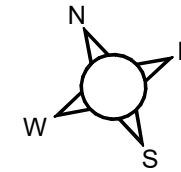
Offer Over: £2,500,000



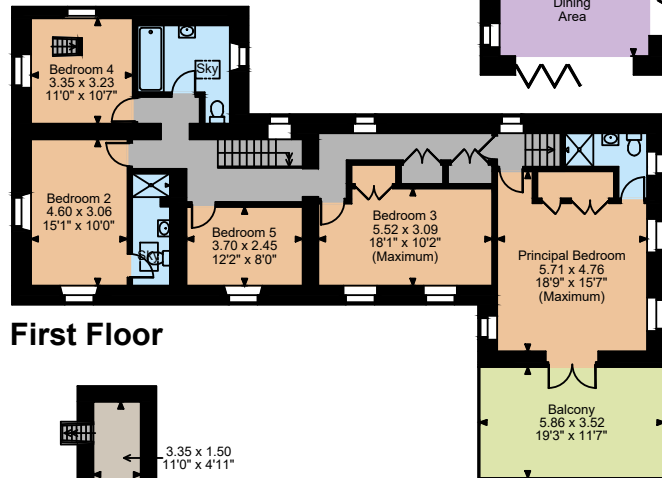




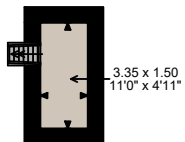
Main House internal area 3,277 sq ft (304 sq m)
 Garage & Carport internal area 929 sq ft (86 sq m)
 Gym & Games Room internal area 700 sq ft (65 sq m)
 Barn building internal area 2,350 sq ft (218 sq m)
 Balcony external area 222 sq ft (21 sq m)
 Total internal area 7,256 sq ft (674 sq m)



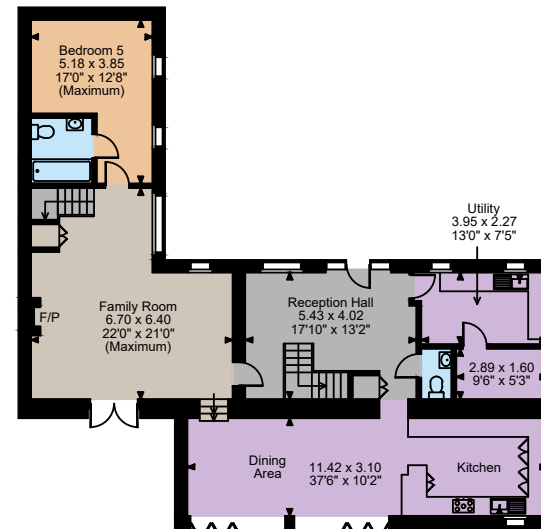
Ground Floor



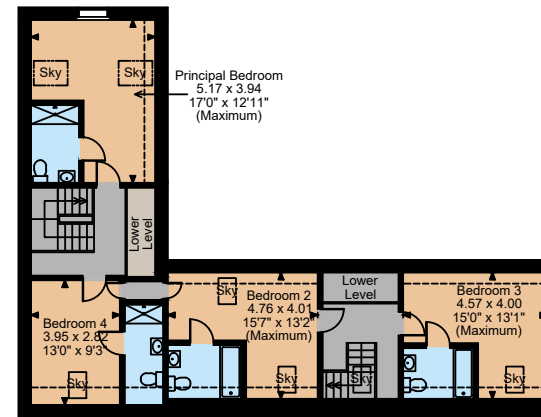
First Floor



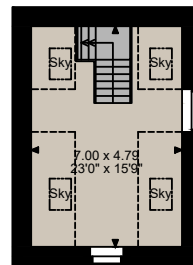
**Mezzanine Above
Bedroom 4**



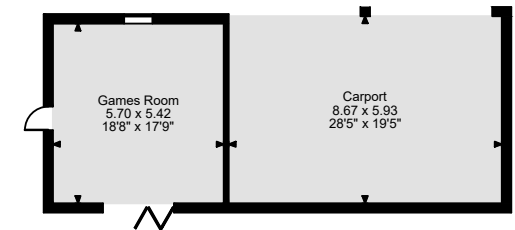
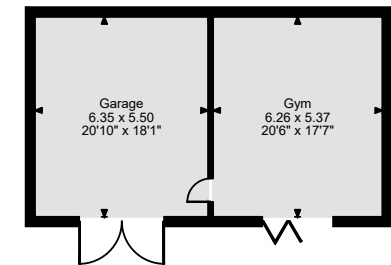
Barn Ground Floor



Barn First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

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