

Earlsland House, Bradninch, Devon





A **completely refurbished**, yet elegant and listed Georgian house with a three bedroom annexe, walled garden and excellent countryside views.

Summary of accommodation

Main House

Porch | Entrance hall | Drawing room | Dining room | Sitting room | Study | Rear hall | Kitchen breakfast room | Pantry | Utility room | Boot room
Cloakroom | Two basement rooms | Wine cellar

Principal bedroom with walk-through dressing room to en suite bath and shower room | Five further bedrooms | Family bathroom | Two further second floor bedrooms | Second floor shower room

Annexe

Sitting room | Kitchen/breakfast room | Three bedrooms with en suite shower/bath rooms | First floor study

Parking | Double garage | Three stables | Tack room | Garden store | Potting shed | Walled garden | Pond

In all about 0.62 acres

Distances

Cullompton 3 miles (Exeter Central 23 minutes), Junction 28 M5 3.5 miles, Exeter Airport 8.5 miles (London City Airport 1 hour)

Tiverton/Tiverton Parkway station 8.5 miles (Paddington 1 hour 54 minutes), Exeter city centre 11 miles, Honiton/A30 14 miles

(All distances and times are approximate)



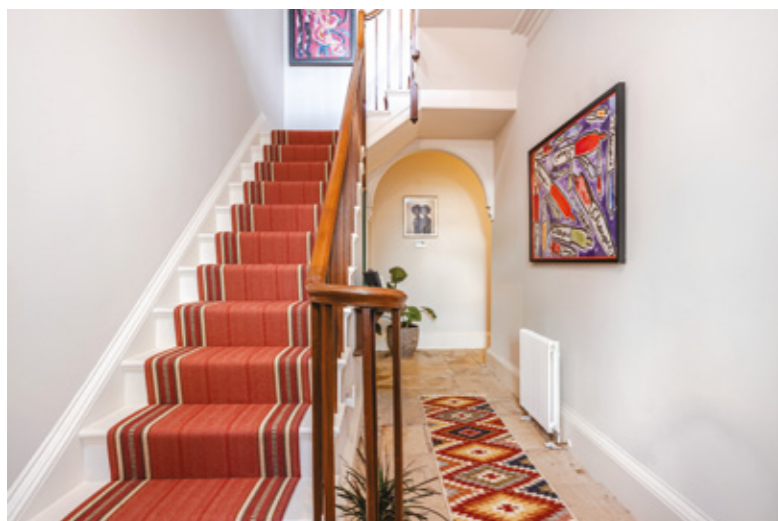
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Location

Earlsland House is located on the edge of the small, historic town of Bradninch, which has a population of only 1,800 and is surrounded by farmland owned by the Duchy of Cornwall. The town has a church, GP surgery, Post Office, Spar convenience store, garages and The Duchy School rated as Outstanding by Ofsted within walking distance.



The nearby, former weaving town of Cullompton has a Tesco Superstore and a selection of local shops and businesses including dental and veterinary surgeries. Exeter is also easily accessible, with its many shops, restaurants and cultural venues as you might expect from a cathedral and university city.

Local transport links are also good with the M5 and a regular train service running between Exeter and Cullompton. Tiverton and Honiton stations offer regular train services to Paddington and Waterloo respectively and Exeter International Airport is also just a 20-minute drive away. The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School in Exeter plus Blundell's School in Tiverton.

Earlsland House

Southeast-facing and elevated, Earlsland House has a wonderful setting with far-reaching views over its walled garden and part of the town towards the far side of the valley formed by the River Culm. It is a lovely example of a fine late Georgian family house with many of the traits of arguably the finest period of English architecture. It is Grade II listed and the exterior is covered with white-painted render sitting under a new Welsh slate roof. The house has numerous tall sash/French windows that not only capture the lovely views but also allow in masses of natural light throughout the day, giving the interior a wonderfully light and airy feel.



The renovation has been absolutely meticulous and the interior now perfectly matches the period origins with a bright, contemporary feel using pale neutral tones alongside extensive timber and pale stone flooring.

The ground floor has three south-east facing reception rooms plus a study and large kitchen/ breakfast room on the opposite side of the house. The kitchen is “to die for” with bespoke painted timber, Shaker-style units including a central island, black granite work surfaces, an AGA, separate gas hob, a range of built-in electrical appliances and plenty of space for a large kitchen table. Beneath the ground floor are two basement storage rooms and the wine cellar.



The house boasts a total of eight bedrooms spread over the two upper floors, including two double bedrooms (one of which currently serves as a children’s sitting/playroom) with a shared shower room on the top floor. The principal bedroom with its walk-through dressing room and en suite bath and shower room sits above the sitting room and part of the kitchen below and has fantastic, far-reaching views across the surrounding countryside. .

Annexe flat, outbuildings and walled garden

Earlsland House backs onto West End Road with the front of the house looking out over its mature walled garden to the uninterrupted view of the Culm Valley beyond. A pair of tall wrought iron gates open to a gravelled parking area with space for several cars, the property also has two adjacent, off-road parking spaces alongside the perimeter wall for convenience. The garden is enclosed by tall walling that provides a very high level of privacy. It also encloses several outbuildings: an integral double garage with direct road access, an attached range incorporating three stables and a tack room, a separate garden store and a separate, attached potting shed.

Above the garage and with its own entrance is a self-contained, two storey annexe flat consisting of two reception rooms, kitchen and three en suite bedrooms.



Running along the front of the house is a paved terrace enclosed by a retaining wall with a flight of steps dropping down to a large, L-shaped lawn fringed in part by tall hedging and several mature trees and decorated with a pond, rockeries and borders.

Services

Mains water and electricity, drainage and gas. Gas-fired central heating. Gas-fired/electric AGA.

Directions (Postcode EX5 4QP)

[what3words///settle.meanders.pedicure](https://www.what3words.com/settle.meanders.pedicure)

From Exeter, proceed along Stoke Hill towards Cullompton. After 4.7 miles at the T-junction turn left onto the B3185 towards Tiverton. Drive for about a quarter of a mile passing over Ellerhayes Bridge and turn right towards onto Beare Lane. Continue for about one and three quarters of a mile to the edge of Bradninch and then turn left off Westfield onto West End Road. Proceed along the road and the entrance to the property will be found on the right after just under half a mile. The driveway entrance is hared with the adjacent property, Earlsland Cottage.

Property information

Tenure: Freehold

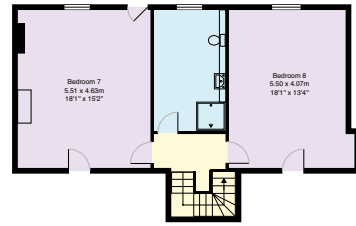
Local Authority: Mid-Devon District Council (www.middevon.gov.uk)

Council Tax: Band G

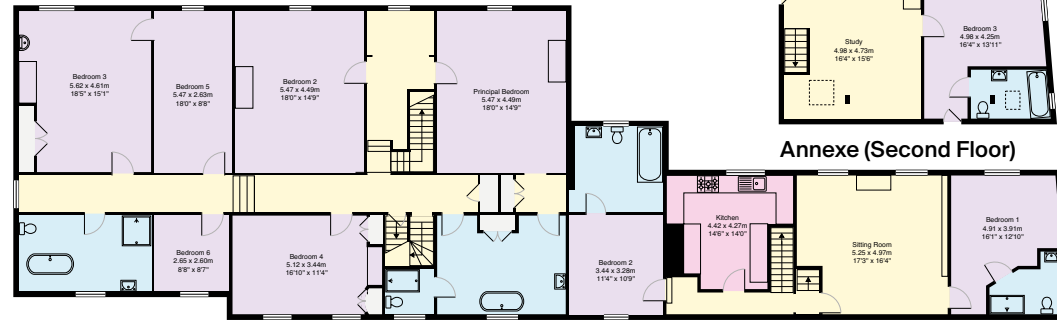
EPC Rating: D

Guide Price: £1,175,000





Second Floor



First Floor

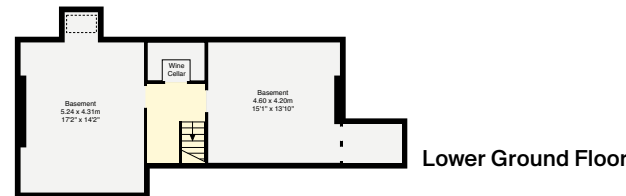
Annexe (First Floor)

Annexe (Second Floor)



Ground Floor

Outbuilding



Lower Ground Floor

Approximate Gross Internal Floor Area
Main House: 546.31 sq m (5880.43 sq ft)
Annexe: 138.55 sq m (1491.34 sq ft)
Outbuildings: 81.54 sq m (877.7 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

