

Daresdown, Wellington, Devon







An impressive farmhouse with an attached cottage, stables, barns and far-reaching grounds.

Summary of accommodation

Ground Floor: Sitting room | Family room | Games room | Dining room | Breakfast room | Kitchen | Utility | Cloakroom

First Floor: Principal bedroom with dressing room and en suite shower room | Four further bedrooms, two en suite | Family bathroom

Secondary Accommodation: Sitting room | Dining room | Kitchen | Three bedrooms | Two shower rooms

Outside: Garage | Dutch barn | Stables | Tack shop and rooms | Gardens and grounds | Ménage

In all about 4.57 acres

Distances

M5 (Junction 27) 4.7 miles, Tiverton Parkway station 4.9 miles (2 hours to London Paddington), Tiverton 7.0 miles

Taunton town centre 15.0 miles, Exeter Airport 21 miles (1 hour to London City Airport), Exeter city centre 22 miles

(All distances and times are approximate)



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Location

Daresdown is located in a peaceful, rural location with stunning views across the surrounding countryside. The popular village of Holcombe Rogus lies two and a half miles away, where you will find several everyday amenities, including a local pub, a post office, a local store, a petrol station, a primary school and a church. More extensive facilities are available at Wellington and Tiverton, both eight miles away. Independent schooling in the area includes Wellington School in Wellington and Blundell's School in Tiverton. The larger town of Taunton and the vibrant and bustling city of Exeter are 15 miles and 22 miles respectively.

The area is well connected, with easy access to the M5, five miles to the south, while there is a mainline railway station at Tiverton Parkway, less than six miles away, providing direct services to London Paddington and Exeter. Exeter Airport, 20 miles away, offers regular flights to London City Airport.

The property is set in some of the country's most beautiful countryside, with both the North Devon and Jurassic Heritage coastlines within easy reach, as well as the Exmoor National Park.

The property

Daresdown is a beautifully presented farmhouse with five bedrooms and extensive accommodation, set in a picturesque rural setting in the heart of Mid Devon. The property includes a cottage with useful additional accommodation, which could be used as a holiday let or an annexe for family members. There are also several fantastic, useful outbuildings, including stables and barns.

The main house is well presented and has four reception rooms with wooden flooring throughout and various attractive features, including a fireplace and French doors opening onto the gardens. The main reception is the sitting room with its grand brick-built fireplace, which is fitted with a woodburning stove. The sitting room adjoins the family room in a semi open-plan layout, with the family room featuring French doors, which welcome plenty of natural light.







The ground floor also has a formal dining room, which is ideal for family meals or entertaining guests, and a 20ft games room providing further space in which to relax or entertain. The spacious kitchen is fitted with base units and a central island with a breakfast bar, affording plenty of storage. The breakfast area connects with the kitchen and creates an informal dining area, with space for a dining table.

On the first floor you can find five spacious double bedrooms, two of which are currently connected in one larger multi-use space but could be split to form self-contained bedrooms. The generous principal bedroom has its own dressing room and an en suite shower room, while one other bedroom has an en suite shower room, and another features an en suite cloakroom. Additionally, the first floor has the family bathroom.

The cottage has additional fully self-contained accommodation, comprising a sitting room, a dining room, a well-equipped kitchen and three bedrooms. There is a shower room on both the ground floor and the first floor.

Garden and grounds

The property is set in extensive grounds with incredible views across the surrounding Devon countryside. There are several outbuildings on the site, including a garage and the large stables block, which has open stables, contained stables, a tack room and a stable and barn area.

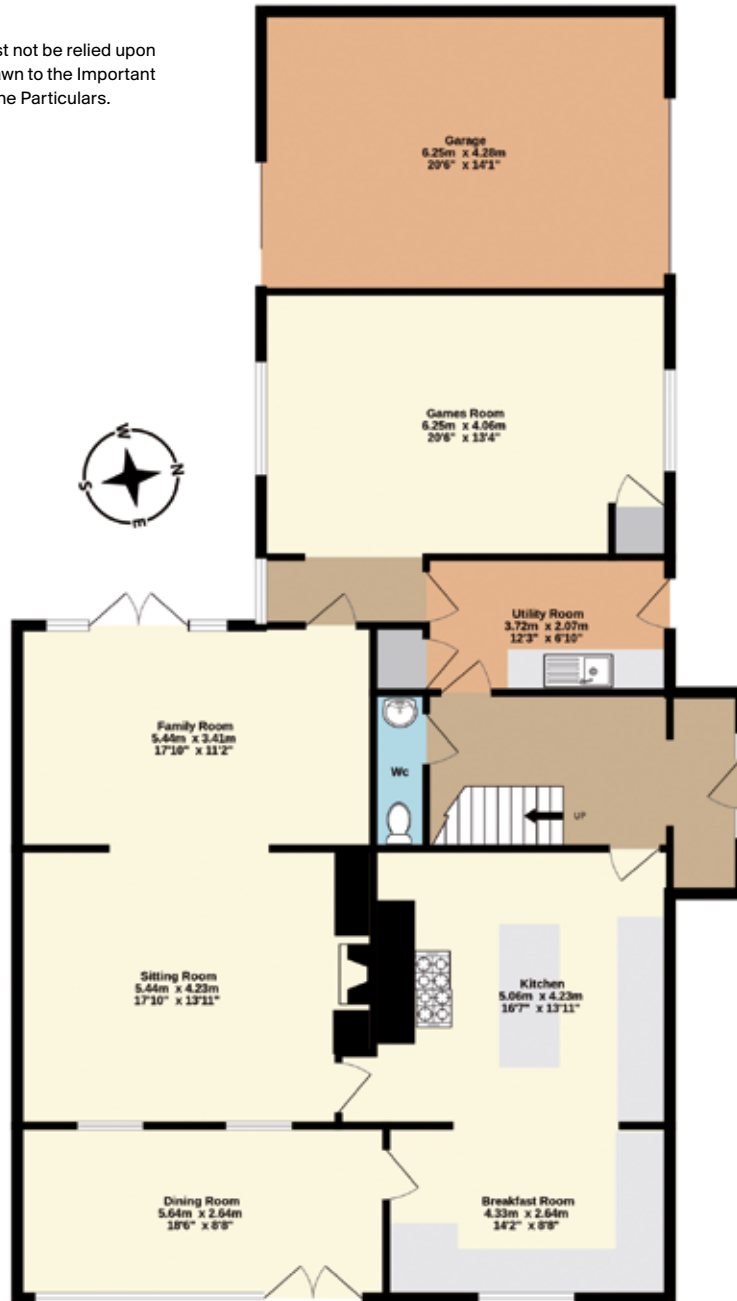


Main House

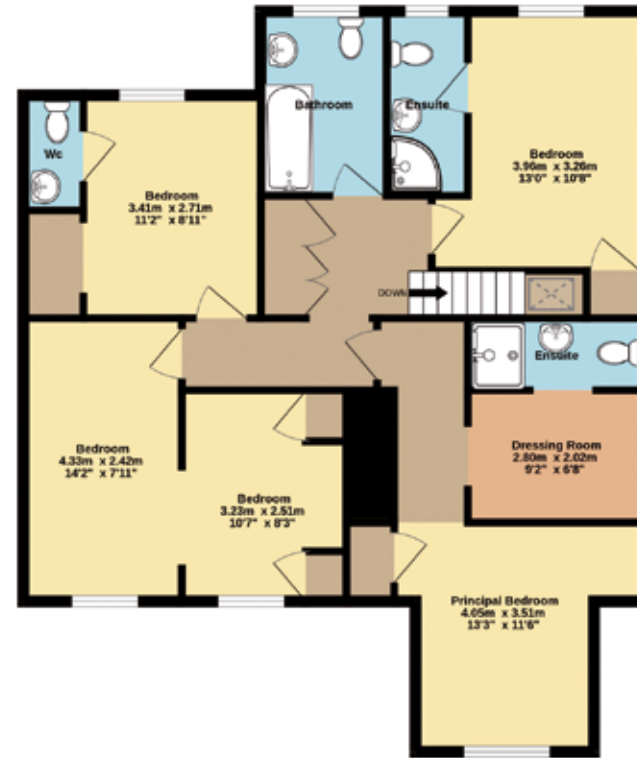
Approximate Gross Internal Floor Area
247.8 sq m (2667 sq ft)

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.

Ground Floor
161.8 sq.m. (1742 sq.ft.) approx.



1st Floor
86.0 sq.m. (925 sq.ft.) approx.



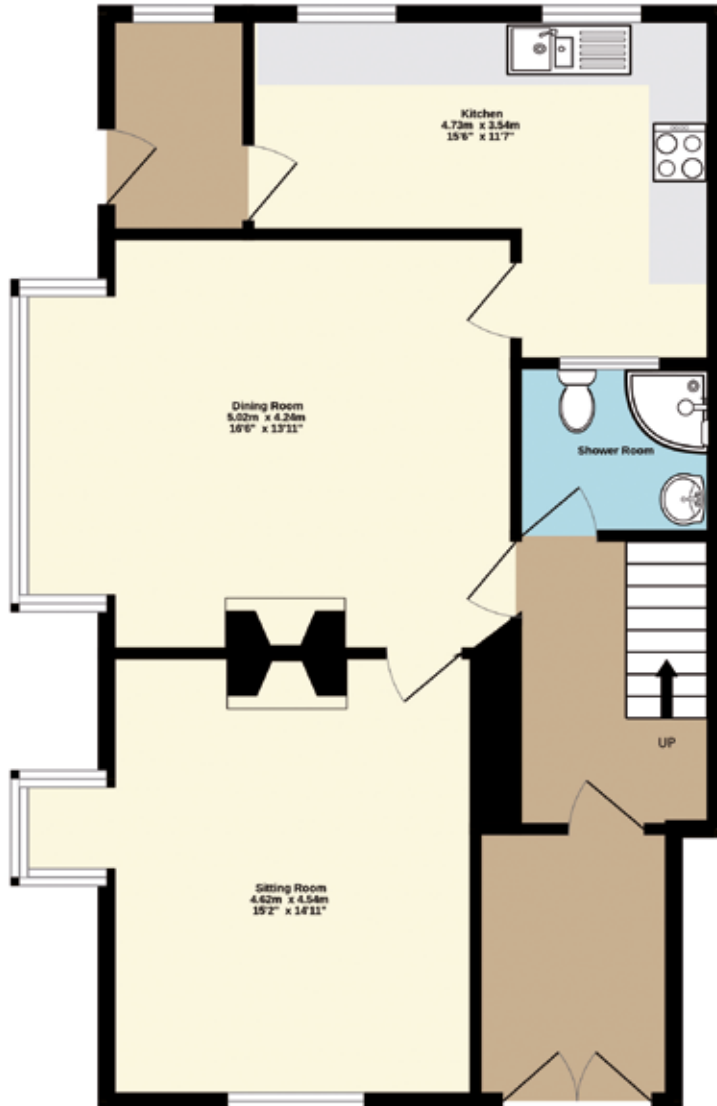
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Hunters Lodge

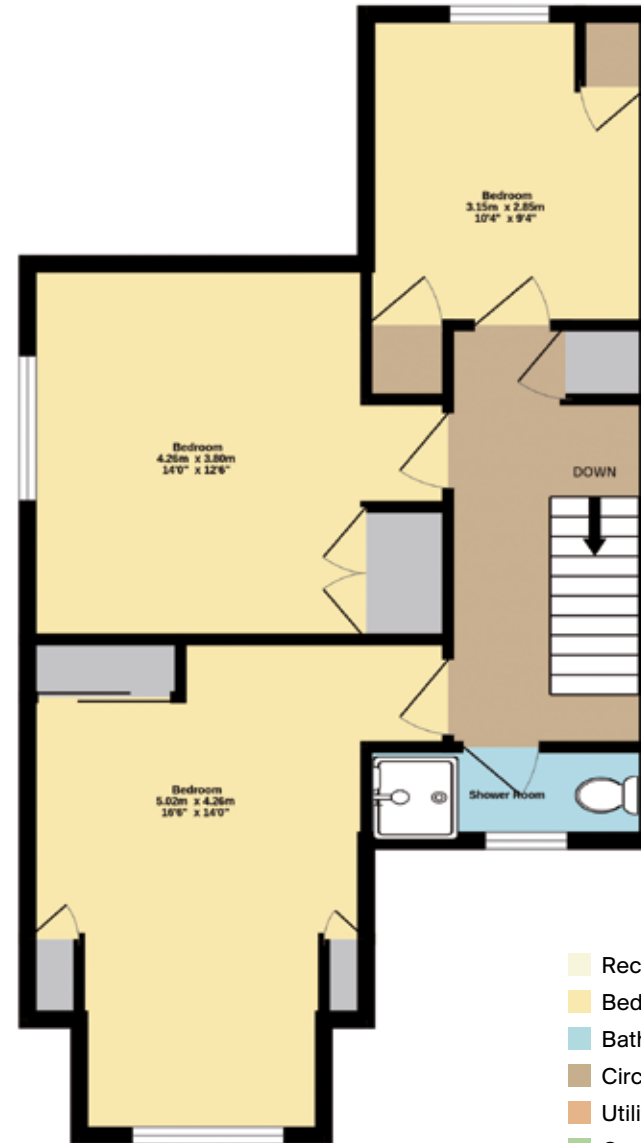
Approximate Gross Internal Floor Area
121.4 sq m (1307 sq ft)

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Hunters Lodge Ground Floor
68.4 sq.m. (737 sq.ft.) approx.



Hunters Lodge 1st Floor
53.0 sq.m. (570 sq.ft.) approx.



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

Outbuildings

Approximate Gross Internal Floor Area
475.9 sq m (5122 sq ft)

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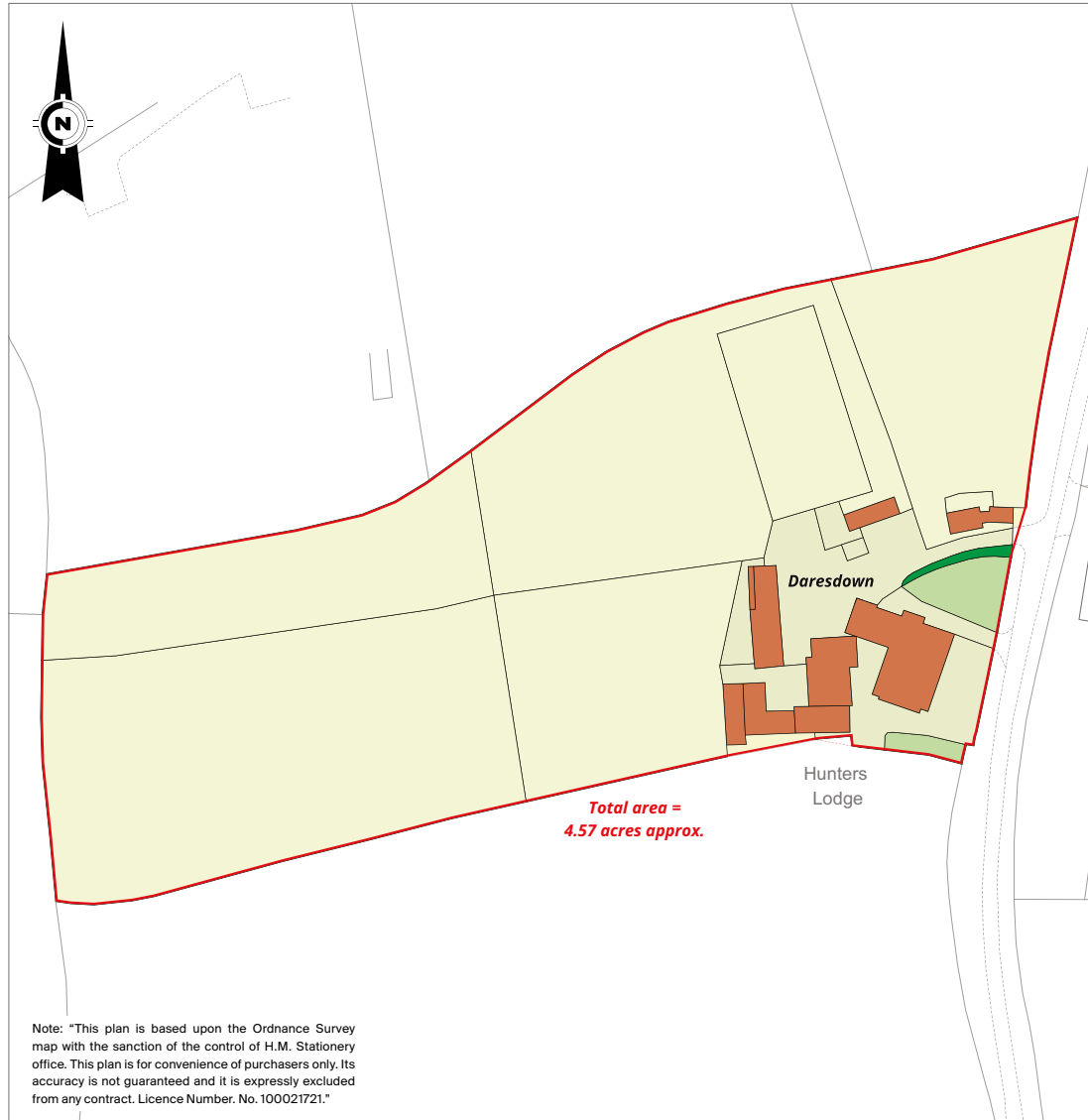


There is also a Dutch barn with a tack shop and a further store with extensive space for agricultural vehicles or machinery. Alongside this is a large warehouse which includes two offices, a kitchen and a bathroom, all of which are connected to electrics and heating. There is parking at the front of the house, while concrete and gravel hardstandings provide access to the outbuildings and further parking space.

There are delightful gardens at the front of the house, with areas of lawn, border flowerbeds and established hedgerow. To the rear, the far-reaching grounds include fenced fields and paddocks, enclosed by post and rail fencing. The fields and paddocks are ideal for grazing livestock or training and exercising horses. There is also a 22 x 42 ménage which is in very good condition. In total the land extends to approximately 4.57 acres.

A real positive of the property is that the current owners have obtained planning permission for two holiday pods in the field closest to the road, which enables huge potential to prospective buyers.





Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Directions (Postcode TA21 ONP)

what3words///elite.cuddled.broom

From junction 27 of the M5, take the A361 towards Tiverton and after 0.3 miles, take the exit towards Sampford Peverell/Halberton/Parkway. Take the second exit at the roundabout and then head straight on at the next roundabout onto Holbrook Lane. After 2 miles, at the junction, turn right and after a further 1.7 miles, at the junction, turn left. You will find the entrance to the property on your right after 0.3 miles.

Property information

Tenure: Freehold

Local Authority: Mid Devon Council

Council Tax: Band D

EPC Rating: D

Guide Price: £1,100,000



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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