

Culverhayes

Sampford Courtenay, Devon





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Okehampton 5.3 miles, Exeter 22 miles (London Paddington 2 hours 3 minutes)
Exeter Airport 32 miles (London City Airport 1 hour 10 minutes)
(All mileages are approximate)

A superbly appointed family home with magnificent period features, magical gardens and two income producing holiday cottages.

Entrance hall | Cloakroom | Drawing room | Dining room | Library | Snug | Study | Conservatory | Kitchen / breakfast room
Linen & laundry rooms | Store rooms | Utility | Boiler room | Wine store

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom
Five further bedrooms, two with en suite bathrooms | Family bathroom

Spice Cottage

Sitting / dining room | Kitchen | Two ground floor bedrooms with Jack and Jill bathroom | Mezzanine bedroom suite

Hope Town Cottage

Sitting room | Kitchen / breakfast room | Principal bedroom with en suite bathroom | Three further bedrooms | Bathroom

Gardens and grounds

Landscaped formal gardens | Spring fed ponds | Pavilion | Productive pasture | Outbuildings

In all about 8.54 acres (3.35 hectares)



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Situation

Culverhayes is approached via a private driveway that sweeps past the impressive façade to a large gravelled parking area at the front of the house. The property sits in a private position on the edge of Sampford Courtenay, a pretty village to the north of Dartmoor National Park. The village has an active and friendly community with a well regarded pub called The New Inn, a well attended church and numerous popular village shows and events. There are a number of footpaths and cycle trails from the village, with more opportunities for walking and cycling on offer within Dartmoor National Park, which is about four miles to the south.

Okehampton is just over five miles to the south and has a range of amenities and independent shops for everyday requirements, including greengrocers, butchers, bakeries, banks and a post office. There is also a farm shop and three supermarkets one of which is a Waitrose. There is a weekly market at Hatherleigh.

There are primary schools at Exbourne, Okehampton and North Tawton and secondary schools in Okehampton and Crediton. Exeter has a range of excellent state and private schools including Exeter School and The Maynard School. A little further afield is Blundell's at Tiverton and Mount Kelly at Tavistock.

Culverhayes offers the ideal combination of a private rural position with excellent accessibility thanks to the communication links to the area. The A30 at Okehampton provides dual carriageway access to the M5 motorway at Exeter. There are regular rail services from Exeter St David's to London Paddington taking from 2 hours 3 minutes. There are domestic and international flights from Exeter Airport, including a regular flight to London City Airport taking 1 hour 10 minutes.



Culverhayes

Built by the architect Henry Lloyd in 1870, Culverhayes is not listed and has a striking and impressive façade one would expect of a house of this era. The internal layout flows extremely well and is of grand proportions, lending itself perfectly as a family home. The current owners have extensively and sympathetically renovated the property, retaining the abundance of period features.

First impressions are superb, with a large entrance hall leading to a series of beautifully presented reception rooms. The drawing room is of particular note with a stunning bay window facing south over the grounds to the front of the house, ensuring an abundance of natural light. From here, the conservatory is accessed, an ideal room from where to enjoy views over the beautifully landscaped formal gardens.

Beyond the drawing room is the dining room, of impressive proportions and perfect for entertaining.

The kitchen / breakfast room forms the heart of the home and an ideal family area with space for a large dining table. At one end of the room is a marvellous stove, recently refurbished and providing a focal point in the room. The kitchen itself is fully fitted with granite work surfaces and built in appliances, and the semi open plan nature of the room allows for a seamless flow between the kitchen and the breakfast area. Beyond the kitchen / breakfast room are the practical elements of the house where a laundry room and linen room can be found as well as an additional external door leading to an outdoor courtyard from where the cottages are accessed.



The superb proportions and excellent presentation continues to the first floor, with a cantilevered staircase leading to a large and open landing area. The south facing master bedroom features a bay window with magnificent views over the grounds and surrounding countryside towards Dartmoor National Park, as well as an en suite bathroom. There are a further two guest bedrooms at this end of the house, one with an en suite bathroom and the other with en suite shower room. The western side of the house can be neatly separated by a door from the landing area, and also has a secondary staircase. There are four bedrooms, one with an en suite bathroom, and a separate family bathroom. The bathrooms throughout the house are finished to an exceptional standard.

Approximate Gross Internal Floor Area
Main House: 468.7 Sq.M. - (5046 Sq.Ft.)
Spice Cottage: 119.8 Sq.M. - (1290 Sq.Ft.)
Hope Town Cottage: 123.6 Sq.M. - (1330 Sq.Ft.)
Total: 712.1 Sq.M. - (7665 Sq.Ft.)

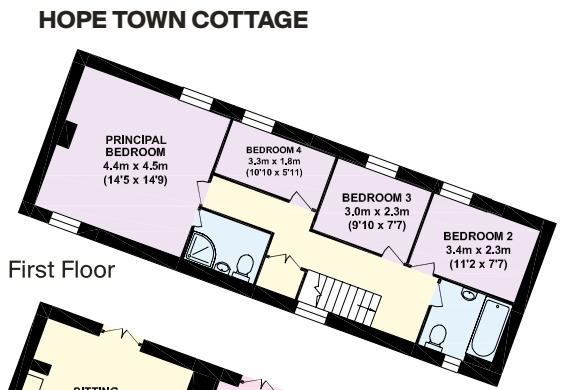
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



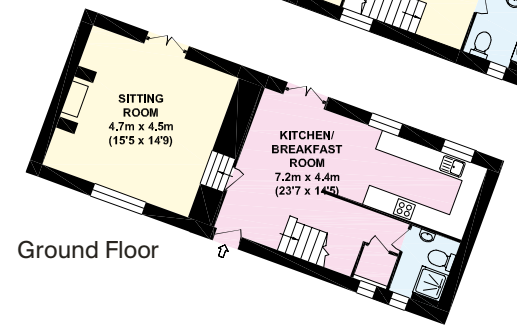
Ground Floor

First Floor

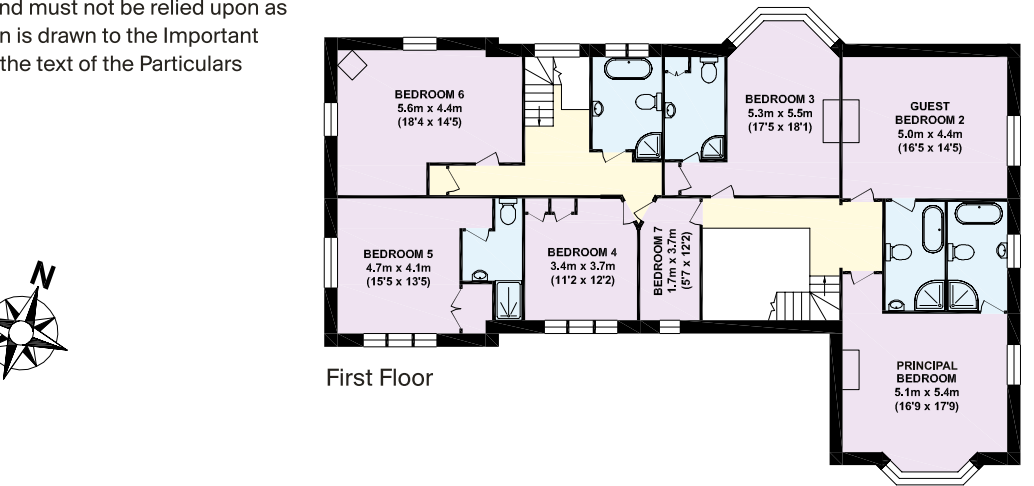
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



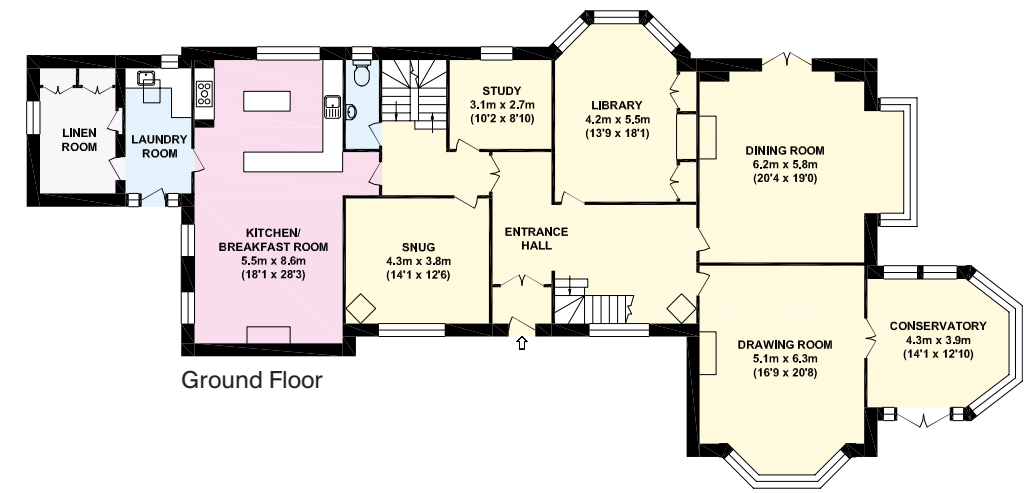
First Floor



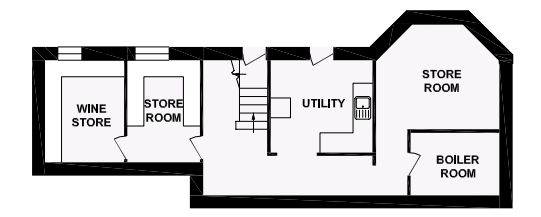
Ground Floor



First Floor



Ground Floor



Lower Ground Floor



The Cottages

The original 17th century courtyard barns have been converted into two holiday cottages, both superbly presented. The cottages sit to the western side of the house on two sides of a courtyard, ensuring good privacy from the main house whilst being close enough to be convenient and practical for guests, family members or holiday cottage guests. The courtyard itself is gravelled and provides ample space for parking and turning.

Hope Town Cottage is the larger of the two, with a master bedroom with en suite shower room, three additional bedrooms and a family bathroom as well as a downstairs cloakroom and shower. A well appointed sitting room and kitchen / breakfast room are on the ground floor.

Spice Cottage provides mostly single storey accommodation with a kitchen, sitting room, two bedrooms and Jack and Jill bathroom and a delightful mezzanine level room with shower room.

The cottages provide an excellent opportunity for income generation, or simply for guest accommodation or a family member.



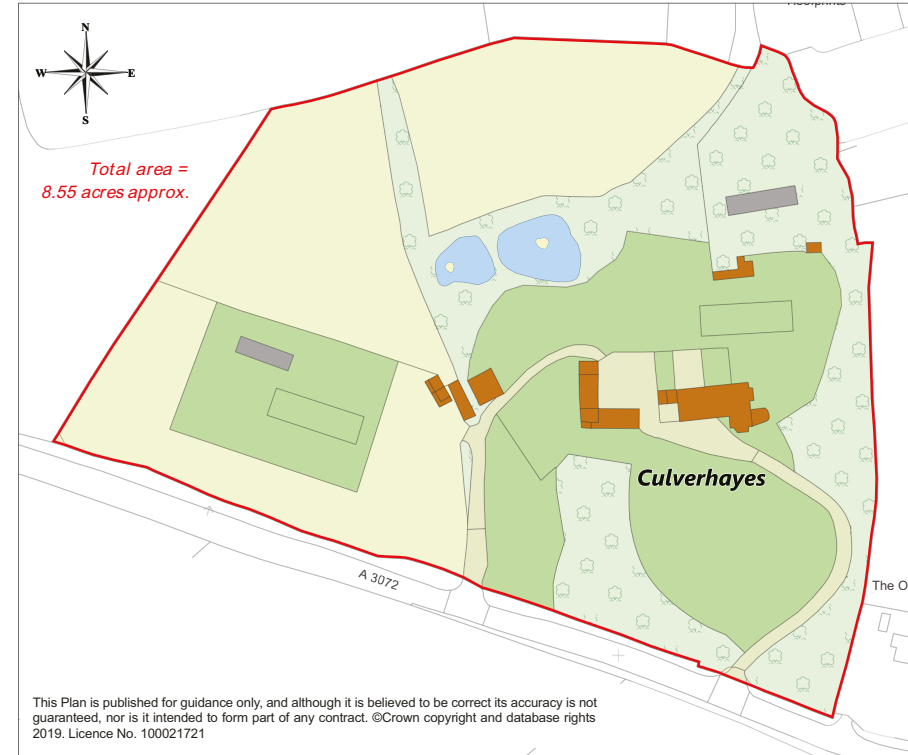


Gardens and Grounds

The gardens have been meticulously maintained with numerous eye catching details and cleverly designed areas in which to sit, relax and enjoy the surroundings. Immediately behind the house is a parterre terrace which opens onto a sweeping lawn sloping gently down to the spring fed ponds with established Gunnera and surrounded by beds. A charming pier provides one of the many areas to enjoy the views over the grounds. Rose beds and box hedgerows enclose an ornamental pond with a central fountain, leading to a column pavilion providing an idyllic space for outdoor

entertaining. The pavilion faces west to take full advantage of the evening sun.

There are an abundance of mature trees, shrubs and hedges and beyond the gardens are two gently sloping paddocks. The area to the west of the gardens has been used for the cultivation of seasonal British flowers and has separate access from the road. There are a number of outbuildings including a polytunnel and a range of storage buildings. In all the grounds extend to around 8.54 acres.



Services

Mains electricity, private and mains water, mains drainage.
Oil fired central heating.

Local Authority

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. 01822 813600.

EPC Ratings

Culverhayes: F, Spice Cottage: F, Hope Town Cottage: E

Guide Price

Offers in excess of £2,000,000

Directions (EX20 2TG)

From Exeter Exe Bridges, follow the A377/Alphington Street towards the A30 roundabout. At the roundabout, take the third exit onto the A30 and continue for approximately 15 miles until the A382 exit towards Moretonhampstead. Continue onto Exeter Road/A382 and turn right onto the Whiddon Down Bypass/A3124. Continue along the A3124 until the road meets the A3072. Turn left onto this road and continue for a short distance until the fork in the road, at which point turn right to stay on the A3072. At the next junction turn left. Continue a short distance and passing over the mini roundabout and keeping The New Inn on your right. The entrance to Culverhayes will be found on the right hand side a short distance on.

Viewings

Strictly by appointment with the sole selling agents Knight Frank Exeter, EX1 1QD. 01392 423111.



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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