

Hurlditch Court, Tavistock, Devon





An **immaculately presented** Grade II listed Manor in outstanding gardens and grounds with far reaching views. Complementing the main house are two cottages and a superb collection of outbuildings.

Summary of accommodation

Ground Floor: Entrance Hall | Great Hall | Dining room | Drawing room | Kitchen | Breakfast room | Sitting room | Study | Butler's pantry | Wine cellar Utility | Self contained annexe with kitchen/living room, bedroom and shower room

First Floor: Principal bedroom with dressing room and en suite bathroom | Guest bedroom with sitting room and en suite bathroom | Bedroom with dressing room and en suite shower room | Two further bedrooms, both with en suite bathrooms | Family room

Second Floor: Self contained apartment with sitting/dining room, kitchen and two bedrooms with en suite facilities

Hurditch Cottages: Two cottages consisting of two bedrooms, bathroom, open plan kitchen/dining room and private gardens.

Outbuildings: Stable block with ten boxes | Tack room | Storage barns

Gardens and Grounds: Formal gardens | Pasture

In all about 15.31 acres

Hurditch Gatehouse available by separate negotiation

Distances

Tavistock 4.3 miles, Plymouth 18.6 miles, Exeter 42 miles

(All distances are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

Situation

Positioned in an exceptional rural position just outside the charming village of Lamerton, this superb family home offers magnificent views in a private and peaceful setting.

Despite its secluded setting, Hurditch Court benefits from convenient proximity to essential amenities. A fuel station and mini-market are just half a mile away, while the highly-acclaimed Blacksmiths Arms is less than a mile, offering a welcoming spot for dining. For a taste of local produce, a popular farm shop is within a two-mile radius. The vibrant market town of Tavistock, with its rich history and array of shopping and recreational facilities, lies just over four miles to the south. For those seeking adventure, the rugged open landscapes of Dartmoor National Park can be accessed within five miles, providing many opportunities for exploration.

Tavistock is renowned as a thriving market town in West Devon, part of a designated World Heritage Site with a heritage dating back to the 10th century. Today, it offers a superb blend of modern amenities and historic charm, including the prestigious Mount Kelly private school. For more extensive facilities, Plymouth is less than 19 miles to the south, offering a blend of coastal attractions and comprehensive services. The cathedral city of Exeter is situated 40 miles to the northeast, providing excellent air, rail, and motorway connections to London and the rest of the UK, ensuring Hurditch Court is both a peaceful retreat whilst being well connected.

Hurditch Court

Hurditch Court is a classic Grade II listed Devon manor house set within a stunning grounds of around 14 acres, with 2 cottages, 2 shepherds huts and numerous outbuildings. The setting provides the perfect combination of privacy, tranquillity and easy access to local amenities. The views are outstanding, and all elements of this mini-estate are immaculately presented and maintained. The property is accessed via a long drive that slopes gently down to the front of the house, where the striking slatestone and granite façade reveals itself, creating an impressive and lasting first impression. The drive sweeps around the side, leading to a large parking and turning area in between the house and the stables.



The entrance to the house sets the tone for the rest of the property, with immaculate presentation and finish combined with an abundance of features, many of which have been sympathetically added or restored. On entrance to the house, it is immediately noticeable how warm it is, unusual for a house of this size and age. This is thanks to the underfloor heating that has been installed throughout the three floors, powered by the bio mass boiler. The entrance hall leads to the stunning reception hall, with wood panelling and an intricately detailed fireplace. This is an ideal space for welcoming and entertaining guests or for simply relaxing on the sofa enjoying the warmth of the fire.

From the reception hall, the principal ground floor rooms are accessed. Of particular note is the generous drawing room, with another beautiful fireplace, cornicing and detailed ceiling plasterwork, as well as magical views over the grounds and surrounding countryside. A panelled dining room provides the perfect space for formal entertaining, with a passage beyond leading to a wine cellar. The layout, proportions and impressive ceiling heights ensure the house flows extremely well with an abundance of natural light and plenty of circulation space.

The house is neatly separated between the formal and informal rooms, with a comfortable sitting room positioned on the other side of the reception hall, with a set of double glass doors leading to the breakfast room with another beautifully detailed carved fireplace. The breakfast room is situated off the immaculately presented kitchen, with large central island and fitted with the latest appliances. Beyond the kitchen is the utility and a rear entrance to the house, where a back corridor gives access to the integral annexe consisting off an open plan kitchen/sitting room, bedroom and shower room. On this side of the house, there is planning permission in place to create an orangery and garaging for 4 cars. This would be a superb addition to the property.

From the reception hall, a grand cantilevered staircase leads to the first floor, where the same exacting standards and attention to detail in the finish continues throughout the bedroom accommodation. A large family room with seating adds to the feeling of space and light, and from here the principal bedrooms are accessed. Every bedroom has an en suite bath or shower room, all of which are finished and presented to an exceptional standard and the quality of the refurbishment is noticeable throughout.



The principal bedroom is of particular note, with magnificent proportions and far reaching views. There is also a large dressing room, en suite bathroom and as with all the other bedrooms, a bar within the walk in wardrobe. The second floor contains a beautifully presented self-contained flat with a drawing room, kitchen and two bedrooms, both with en-suite facilities. This area could easily be re incorporated into the main house if required.



Approximate Gross Internal Floor Area

822.7 sq m (8855 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.

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



Hurditch Cottages

A pair of semi-detached cottages are accessed via a fork in the main drive, beyond the main house. They have their own large parking and turning area to the front, and a pathway leading back to the main house via the stables. The cottages consist of 2 bedrooms, a bathroom, sitting room and kitchen/diner as well as a private garden to the rear.



Outbuildings

There is an excellent selection of outbuildings at Hurditch Court that are fitting with a property of this size and scale. All of the ancillary buildings are easily accessible thanks to the immaculate asphalt drive and numerous pathways throughout the estate. An attractive row of stables sits directly opposite the house, with 10 boxes, and a tack room. There are an additional 4 boxes, currently used for storage.

There is ample space for parking and turning a horse lorry or trailer, and next the stable block is a double garage. Beyond this is an additional machinery store and log store. There are two additional large agricultural barns beyond the stable building and cottages.



Two shepherds huts provide potential for income generation from holiday letting.

Gardens and Grounds

Immediately surrounding the house are some formal terraced gardens, designed and laid out in a Mediterranean style. There are further areas of lawn and parkland surrounding the house, as well as a lake. Beyond this is the pastureland. The land extends to about 15.31 acres in total.





Lot 2

Lot 2: Hurditch Gatehouse

Available by separate negotiation is this immaculately presented three bedroom house, refurbished to an exceptional standard. The views from the property are outstanding and it sits within 0.25 acres of gardens. Please contact the agents for further information.

Services

Wood pellet boiler for heating and hot water. Under floor heating throughout. Mains electricity and water. Private drainage.

Directions

Postcode: PL19 8QA

What3Words: ///aboard.upstairs.deriving



Lot 2



Lot 2



Property information

Tenure: Freehold

Local Authority: West Devon Borough Council

Council Tax: Hurditch Court: Band H

Gardeners Cottage: Band A

EPC Rating: F



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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