



STAGS

Marsh Hill House



Marsh Hill House

Dulverton, Somerset, TA22 9QF

Dulverton 1.5 miles • Tiverton 16.5 miles
Taunton 25 miles • Exeter 31 miles

An elegant country house set in a stunning position enjoying far reaching views over the Barle River Valley

- A Spectacular Six Bedroom Period Country House
- Bespoke Kitchen/Breakfast Room with AGA
- Impressive Drawing Room with South Facing Verandah
- Beautiful Landscaped Gardens with Terraces
- Stable Yard with Seven Stables, Tack Room & Store
- Surrounding Paddocks & Kitchen Garden
- Garaging, Carport, Tractor Store and Log Storage Buildings

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Situation

Marsh Hill House is set in a wonderful elevated south facing position to the west of Dulverton town, which nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with two churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, which is some 16.5 miles distant, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 25 miles away. The University and cathedral city of Exeter lies 31 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

Description

Marsh Hill House is an immaculately presented substantial country house, well protected by its lovely gardens and paddocks all of which are in a parkland style setting. The house dates from the 1920's and has been completely refurbished by the current owners, maintaining its period charm but including a new roof and double glazing. Built of brick under a tiled roof, the house has many interesting and unusual architectural features with well-proportioned rooms taking full advantage of

its southerly views across the valley. The drive leads to a car port behind the house and to the stable block which provides excellent facilities.

Accommodation

On the ground floor there is a spectacular period drawing room with bay window seating and access to the covered verandah and patio. The open plan kitchen/breakfast room is adjacent to the dining room and a large conservatory. In addition there is a formal study and a useful utility boot room suitable for a house of this size, including an impressive wine cellar.

On the first floor there is a spacious master bedroom suite with dressing room and en suite bathroom. There are five further bedrooms, one which has access to a wooden decked balcony, three more bathrooms and a shower room. There is also a very large attic on the second floor which could be converted to provide additional accommodation if required, subject to the necessary planning consents.

Outside

The house is approached via a long sweeping drive which leads to a parking and turning area to the side of the house. The gardens are a particular feature of the property and have been beautifully landscaped with terraces, lawns, well-stocked borders, shrubs and trees. From the front garden a path leads to a wild flower meadow with a stream-fed pond. To the north of the house is a superb traditional style stable yard with a selection of outbuildings, including seven stables, storage sheds and garaging.

Adjacent and surrounding the house are the paddocks giving the property privacy and seclusion. Total ownership is 13 acres. There is a secondary drive providing separate discreet access to the stable yard.





Services

Mains electricity, private water (bore hole) and private drainage. Oil central heating. Broadband available.

Viewing

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

Directions

From Dulverton take the B3223 signed Lynton and Tarr Steps. After 1 mile as the road bends to the right, turn left and after 50 metres turn right towards Ashwick. The drive to Marsh Hill House is the first turning to the left.

Council Tax

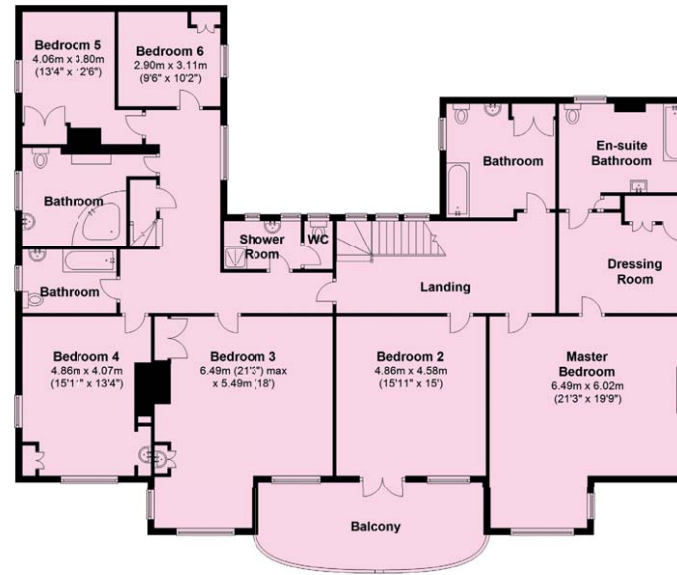
Band G (2018/2019)

These particulars are a guide only and should not be relied upon for any purpose.

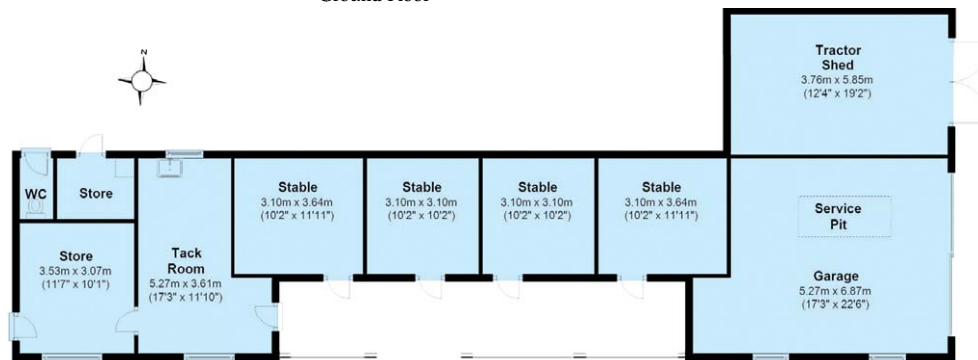




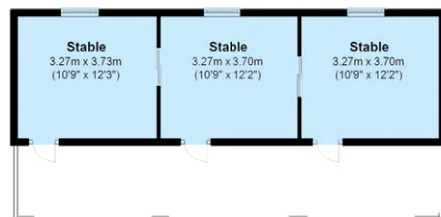
Ground Floor



First Floor



Outbuildings



MARSH HILL HOUSE
 Approximate Gross Internal Area
 505.5 m² (5441.5 ft²)
 Outbuildings: 201.1 m² (2164.8 ft²)
 For illustrative purposes only - Not to scale

