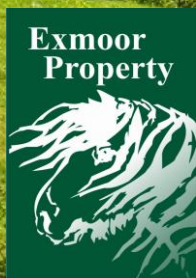




**Meadpool House, Brendon,
Exmoor**



Meadpool House, Brendon, Devon EX35 6PS

A fine, detached 5/6-bedroom country house with outbuildings and parking, surrounded by generous mature gardens, beside a tranquil river, in the sheltered, sunny Brendon Valley, in the heart of the Exmoor National Park.

Price: £800,000 Freehold

Originally a stone-built Victorian house, the property was extended in the early 2000s and was used for some years as a country hotel/B&B. The exterior walls are mainly stone-built with the first floor rendered and painted, under a slate-tiled roof. Meadpool House now provides spacious family accommodation with plenty of parking, useful outbuildings and scope for multi-generational living.

Gardens & Grounds

The gardens and grounds (around $\frac{3}{4}$ -acre), which are a particular feature of the property, border a tranquil stretch of the East Lyn river and must be seen to be fully appreciated. There are several patios and lawns, a vegetable garden, plenty of parking, two outbuildings and a greenhouse.

Outbuildings

Stone Barn

A good-sized stone barn, a few metres from the house, providing a single garage, two stables and two storage rooms, with a former hay loft above. Could provide further accommodation as an annex for staff, teenagers, hobbies, crafts etc (STPP). There is a tarmac car parking area outside the barn, with space for several vehicles and the oil storage

A deep cupboard housing the central heating boiler, with space for drying clothes.

Dining Room

Fitted carpet, double-glazed windows in a bay to the front. Fireplace. Door to Sitting Room.

Living Room

A large, triple-aspect room with double-glazed windows to the front in a bay. Double-glazed to the rear and double-glazed French doors to the gardens and main lawn. Large cast-iron wood-burner in a fireplace with slate hearth and wooden beam over. Three radiators.

First Floor Landing

Fitted carpet. Double-glazed window to the front. Two radiators. Doors to all rooms. Ceiling hatch giving access to loft. (Not inspected.)

Bedroom One

Fitted carpet. Double-glazed windows to the side and front. Two radiators. Small fireplace.

tank, accessed from the lane outside via a pair of wrought-iron gates.

Greenhouse

A good-sized greenhouse between the river-side patio area and the vegetable garden and just a few metres from the rear porch and kitchen.

Stables & Car Port

At the far end of the property, accessed from the lane outside by a pair of wooden five-bar gates, is a second outbuilding. The building consists of two concrete-block stables a large garage and car port of timber frame with corrugated iron panels. The timber-framed portion of this building is in need of repair and/or rebuilding (STPP).

Main House

The house is approached on foot via a wrought-iron pedestrian gate opening to a paved path leading through the front lawn to the front door, which opens into the entrance porch.

Entrance Porch

Part-glazed door to Entrance Hall.

Entrance Hall

Fitted carpet. Stairs to the first floor. Radiator. Doors to Bedroom Six, Breakfast Room and Sitting Room.

Bedroom Six

A large double room, formerly a reception room but used now as a ground-floor bedroom. Fitted carpet, radiator, double-glazed windows in a bay to the front. Fireplace. Double doors to the Breakfast Room.

Sitting Room

Fitted carpet, double-glazed windows in a bay to the front. Radiator. Fireplace. Door to Dining Room.

Bedroom Two

Fitted carpet. Radiator. Double-glazed window to the side. Small fireplace. Door to en-suite bathroom.

En-suite Bathroom

Fitted carpet. Panel-enclosed bath with built-in shower above. Low-level flush WC. Pedestal wash basin with mirror and light above. Extractor unit. Electric heater. Towel rail with radiator below.

Bedroom Three

Fitted carpet. Radiator. Double-glazed window to the front overlooking the garden. Small fireplace.

Bathroom One

Fitted carpet. Double-glazed window to the rear. Panel-enclosed bath with built-in shower above. Low-level flush WC. Pedestal wash basin with mirror and light above. Towel rail with radiator below. Electric panel heater. Extractor unit.

Airing Cupboard

With factory-lagged hot water tank and shelves.

Bathroom Two

Fitted carpet. Double-glazed window to the rear. Panel-enclosed bath with built-in shower above. Low-level flush WC. Pedestal wash basin with mirror and light above. Towel rail with radiator below. Electric panel heater. Extractor unit.

Bedroom Four

Fitted carpet. Radiator. Double-glazed window to the front overlooking the garden.. Small fireplace.

Bedroom Five (Master)

A large triple-aspect room, with double-glazed windows to the front, back and side, giving views over the garden and the river. Fitted carpet. Three radiators.

Breakfast Room

Fitted carpet. Cast-iron wood-burner in a fireplace with slate hearth. Sash window to the side extension. Door to Kitchen. Door to Entrance Hall.

Rear Porch/Boot Room

Lean-to construction with tiled floor, double-glazed windows to one side and a double-glazed door to the side patio area. Space and plumbing for a washing machine and tumble dryer.

Kitchen

Tiled floor. Three double-glazed windows to the rear. A range of wall and base kitchen units with wooden worktops over. Two stainless steel sinks, both with swan-neck mixer taps. Free-standing cooker with extractor hood and light above. Space for a fridge/freezer and second fridge. Space and plumbing for a dishwasher. Two radiators. Door to Rear Hall.

Rear Hall

Fitted carpet. Radiator. Doors to Sitting Room, Dining Room, Shower room, Boiler Cupboard, Storage Cupboard and Living Room.

Shower Room

Double-glazed window to the rear. Large walk-in shower with built-in shower. Close-coupled WC. Wash basin in a vanity unit with mirrored cupboard and light above. Chrome heated towel rail. Extractor unit.

Boiler Cupboard



Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

En-suite

Fitted carpet. Double-glazed window to the rear. Large shower cubicle with built-in shower. Low-level flush WC. Pedestal wash basin with mirror and light above. Radiator. Electric panel heater.

Services

Mains water and electricity. Private drainage. (New digester tank installed in 2023.) Oil-fired central heating.

Council Tax

Band F

For details and viewings, contact sole agent

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