



Bodmiscoombe House
Blackborough | Cullompton | Devon | EX15 2HR

BODMISCOMBE HOUSE

Bodmiscombe House is a grand Georgian residence set within approximately 9 acres of picturesque gardens and grounds, nestled within an Area of Outstanding Natural Beauty. This unlisted property retains its enchanting Georgian character and has a rich and intriguing history dating back to 1827.



KEY FEATURES

The History

Bodmiscoombe House was originally built as a tannery, and for nearly 30 years the property remained in operation as such, until it was no longer viable. The property was then converted into a farm, which it remained until 1989, when it was sold off separately. In the subsequent decade, the house underwent extensive renovations from 1989 to 1998, transforming it into this magnificent home with generous proportions and high ceilings, complete with beautiful ornate cornicing, stunning fireplaces and shuttered windows.

The Accommodation

The impressive dining room is a formal space with a charming fireplace and beautiful views over the grounds. It is an exceptional setting for a special occasion.

The sitting room is also a fantastic size and a tranquil place to relax in front of the open fireplace and enjoy the beautiful views of the grounds.

The study is an ideal workspace, with a striking large brick inglenook fireplace. A comfortable window seat provides a restful spot to step away from your work and take in the lovely view through the large window.

Off the hallway, a cleverly designed inner lobby provides fantastic built in storage and access to the utility room and the kitchen.

A warm and inviting farmhouse style kitchen offers ample storage and plenty of space for a breakfast table. An impressive inglenook houses an original bread oven and an Aga, which gives a lovely cosy feel to this room.

Conveniently located off the kitchen and also accessed via the dining room, is a substantially sized conservatory with a glass roof and ceiling fan. A comfortable viewing spot for enjoying panoramic views of the stunning gardens and the wildlife it offers.

The hallway is flooded with natural light from the floor to ceiling window at the rear of the property. Located at the end of the hallway is a spacious ground floor cloakroom and a door down to a large wine cellar with plentiful additional storage.











Study



Basement





The elegant staircase sweeps upward to the wide and spacious first floor landing. A large statement window illuminates this space with natural light.

Located on the first floor is the spacious Master Bedroom Suite which enjoys natural light and stunning views from its dual aspect. Adjoining this room is a dressing area with incredible wardrobe storage and an en-suite bathroom with his and her vanity unit and a pretty window seat.

There are three further spacious bedrooms located on the first floor, along with the main bathroom, which has both a glazed shower enclosure and a bath.

The attic room is a fantastic space with far reaching rural views and plenty of built in storage as well as incredible amount of storage on the eaves.















SELLER INSIGHT

“ The double-glazed conservatory is utilised throughout the year and needs no heating when the sun is shining. In summer a canopy keeps the temperature pleasant.

The day starts with a cup of tea in bed looking out over the double aspect view of the Devon countryside. On a winter's morning, coming downstairs to the cosy kitchen with the cats in front of the Aga is a simple pleasure. In Spring and Summer there is the delight of having breakfast in the conservatory with the doors open and listening to the bird song. On occasions breakfast is taken on the terrace.

The large dining room has been the centre of entertainment with up to 16 place settings for family and friends, the perfect place for a celebration.

The sun terrace and conservatory have been the hub of warm-weather gatherings, hosting numerous al fresco BBQs and outdoor celebrations, including a memorable hamlet party for the local community of Bodmiscombe.”

The study is an ideal office and music room with the inglenook fireplace making a perfect nook for the computer and filing cabinets.

The attic room is an ideal teenager's den and workspace during university vacations or for use as an office.

The cellar had a built-in wine rack and maintains a constant temperature for storage.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

KEY FEATURES

Outside:

To the side of the property there is a long driveway leading to a detached double garage and workshop with remote operating doors and space for 2 cars. This was formerly the drying rooms of the tannery.

Another outbuilding provides shelter for the lawn tractor and other garden machinery. There is also a useful hand tool store. All outbuildings have electricity and water supply.

The Formal Garden

The formal garden has an extensive collection of flowering shrubs, including rhododendrons, camellias, and magnolias. Unusual trees such as Redwood, Paulonia, and Tulip add to the garden's charm.

The walled vegetable garden and greenhouse have been a fruitful source of fresh produce for the kitchen, providing a bounty of fresh fruits and vegetables. The property also boasts apple, plum, fig, cherry and walnut trees, adding to the garden's diversity.

The large flat lawn is perfect for outdoor games such as croquet, making it an ideal spot for family gatherings or entertaining friends.

The Wild Garden

The property's spring-fed stream and ponds are a true highlight, providing endless fun for the family. The bridge across the stream is a joyful spot for the grandchildren to play with sticks in the stream, paddling and enjoying the cool waters.

The larger pond has been home to carp and roach in the past, and has been a lovely spot for fishing, swimming, and even little boat rides. In the spring, it's not uncommon to spot wild orchids blooming in various spots around the property.

We've also been nurturing a beautiful bluebell wood, which is slowly but surely coming along. It's a peaceful spot to relax and enjoy nature's beauty.

Wildlife:

The garden is a haven for wildlife, with over 50 species of birds calling it home. Kingfishers, buzzards, owls have been spotted and even a rare goshawk.

Other frequent visitors include foxes, roe deer, and squirrels, while badgers, hedgehogs, stoats, and rabbits have also been known to make an appearance.





INFORMATION

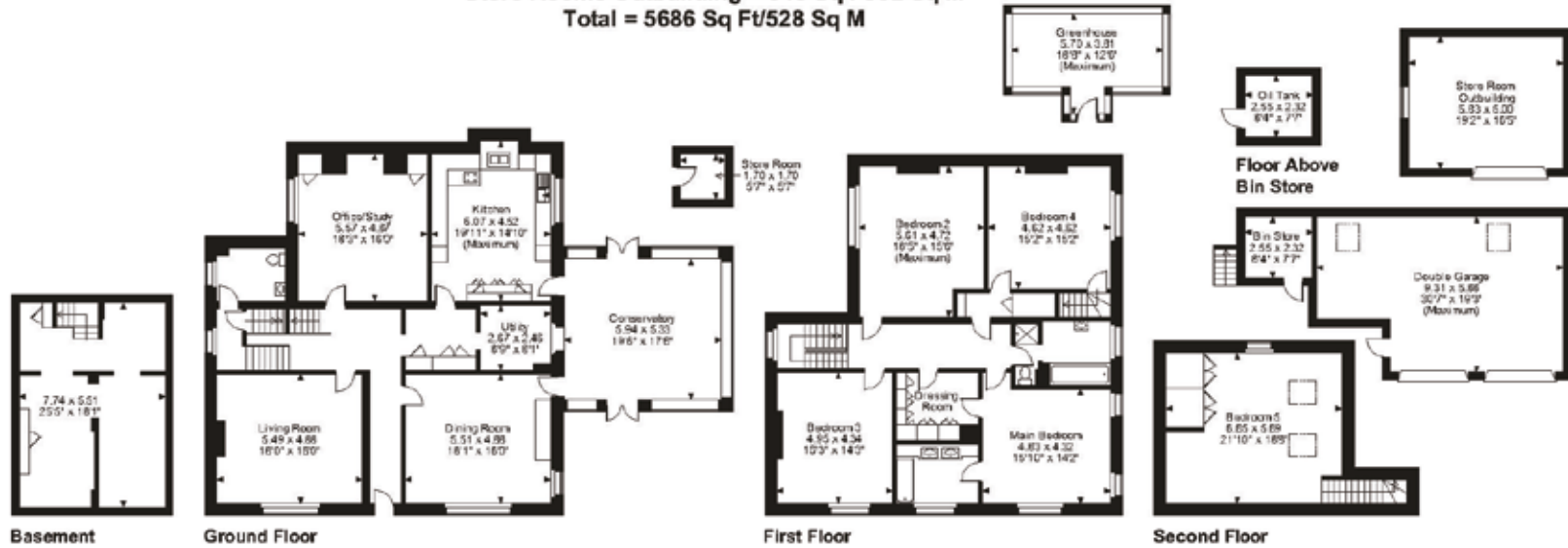
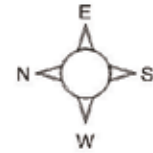
The Hamlet

Bodmiscombe is a small hamlet comprising of around 15 homes, which has grown in response to the demands of local farming. Today, the area is home to several working farms, including cattle and sheep operations. The hamlet benefits from being part of the catchment area for Uffculme School, an outstanding educational institution, as well as having several private schools within easy reach. One of the village's many charms is its idyllic rural setting, with the advantage of being located between the market towns of Cullompton and Honiton, with easy access to A30 and M5 motorway.

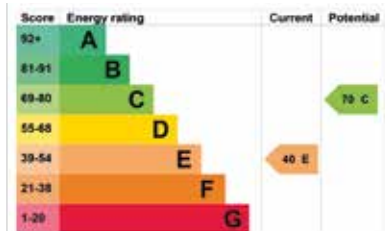


Bodmiscombe House, Blackborough, Cullompton, Devon

Approximate Gross Internal Area
 Main House = 4498Sq Ft/418 Sq M
 Double Garage = 530 Sq Ft/49 Sq M
 Greenhouse = 185 Sq Ft/17 Sq M
 Bin Store/Oil Tank = 128 Sq Ft/12 Sq M
 Store Rooms Outbuilding = 345 Sq Ft/32 Sq M
 Total = 5686 Sq Ft/528 Sq M



Council Tax Band: F
 Tenure: Freehold



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