











A Lutyens-style country house, thatched cottage and coach house set in beautiful grounds overlooking Dartmoor.



### **Situation & Amenities**

Cotleigh House is situated on the edge of the tiny and tranguil hamlet of Elstone, which is set amidst the unspoilt countryside of the Taw Valley but conveniently close to the small hilltop market town of Chulmleigh (1.9 miles). The town is a thriving community with a selection of shops and local businesses to meet normal everyday need including a church, shops including a butcher, bakery and delicatessen, pubs, medical centre, dental surgery and both primary and secondary schools. The town also has a cricket club and golf course (see www.chulmleigh.org). For wider requirements, the A377 gives quick and easy access to South Molton (9.7 miles), Barnstaple (16.5 miles) and Exeter (25.4 miles). There are good nearby transport links with Kings Nympton train station (1 mile) on the Tarka Line linking to Barnstaple and Exeter, with a connection to Paddington from Exeter St. David's (2 hours 14 minutes). Exeter Airport is also within a reasonable driving distance and provides connections to both national and international destinations, including a regular service to London City Airport (1 hour).

Kings Nympton train station 1 mile, Chulmleigh, South Molton 9.7 miles, Barnstaple 16.5 miles, Exeter city centre 25.4 miles, Exeter Airport 30.7 miles (Distances and times approximate)









#### **Cotleigh House**









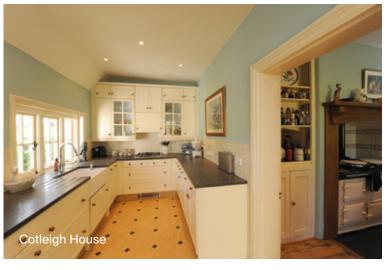












# **Cotleigh House**

Commissioned and built in 1913 by the Moore family in the style of Edwin Lutyens, the world-renowned architect who was noted for his country house designs in the Arts & Crafts style. Cotleigh House is a fine, unlisted country house set high up on the eastern side of the valley of the River Taw. The house is positioned in a very private setting off a peaceful country lane, set centrally within its landscaped grounds and facing south with lovely views across the valley and onwards to the high tors on Dartmoor. Bought in 1986 by its current owners and sympathetically maintained and improved since then, the house is designed so that all of the reception rooms and the three principal bedrooms above them can benefit from the lovely views across the grounds. All these rooms have broad bay windows giving the interior a feeling of light and space and many of the original architectural features are still in place including fireplaces and parquet floors in the wide inner hall and the panelled sitting room. The authentic period feel is also maintained in the bathrooms and cloakroom, which have retained their original sanitary ware. Also on the ground floor are the kitchen/breakfast room, with adjacent pantry and former scullery, now a secondary kitchen, the laundry room and conservatory. The principal kitchen has a timber floor and looks out across the grounds behind the house. It is fitted with a range of bespoke painted timber fitted furniture including a tall dresser and a window seat and has a 4-oven AGA inset in the original fireplace.

On the first floor accessed via the striking and original oak staircase are four double bedrooms, a single bedroom and a further attic room at the top of the secondary stairs. Also off the first floor landing are the family bathroom, shower room and a separate WC.

## **Thatched Warren**

Set well back from the main house behind a screen of trees and with its own garden, Thatched Warren is a Grade II listed thatched cottage dating back to the 16th century. The house was re-thatched in 2011 and has great character with exposed beams and timber or flagged stone floors. It is maintained to a high standard with three inter-connected reception rooms, conservatory and fully fitted kitchen/breakfast room with AGA on the ground floor and four bedrooms and four bathrooms (three en-suite) on the first floor. It has served as a successful holiday property for many years but would serve as an annexe/guest accommodation equally well.

# Outbuildings, Garden & Grounds

The house is approached down a curving drive to a parking area beside the house. To one side is a former coach house and behind Thatched Warren are a triple garage and hard tennis court. The house is surrounded by gardens created by the current owners enhancing the original landscaping.











#### **Thatched Warren**

















In front of the house are lawns on two levels with a fenced paddock beyond a ha-ha. On one side is an area of bluebell woodland and on the other a productive kitchen garden. Behind the house are further lawns, bog garden and a rose and herb garden with a pond and set within a terrace overseen by a studio. In all about 7.63 acres (3.09 hectares).

### **Tenure**

Freehold

### **Services**

Mains water & electricity. Private drainage. Oil-fired central heating. Oil-fired AGA & LPG-fired hob (Cotleigh House). Electric AGA & bottled gas-fired hob (Thatched Warren).

### **Local Authority & Council Tax Band**

North Devon Council (www.northdevon.gov.uk). Cotleigh House: Tax Band G.

### **Directions (Postcode EX18 7AQ)**

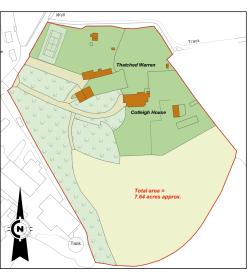
From the centre of South Molton turn off Mill Street by the Londis convenience store and head south on South Street/B3226. Keeping on the B3226 continue for 9.2 miles to the T-junction, where the B3226 meets the A377. Turn left, signed to Exeter. Continue for half a mile and then turn left onto Station Road. Continue for a further half mile to Elstone, pass through the hamlet and the entrance to the driveway to the property will be found on the right opposite a white-painted cottage.

#### **Approximate Gross Internal Floor Area**

## Cotleigh House: 4,504 sq metres 418.4 sq ft (excludes restricted head height) Thatched Warren: 2,862 sq metres 265.9 sq ft (excludes restricted head height)

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.





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#### Connecting people & property, perfectly.

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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