



Brightley House, Dolton, Devon



A beautifully presented family home in an **idyllic setting** with established gardens and grounds bordering the River Torridge, half a mile of single bank fishing and planning permission for a two bedroom cottage. Available as a whole or in three lots.

Lot 1: Brightley House

Entrance lobby | Reception hall | Sitting room | Dining room | Drawing room | Snug
Kitchen/dining/living room | Utility room | Sun room | Study | Shower room

Principal bedroom with en suite bathroom and private balcony | Guest bedroom with en suite bathroom | Two further bedrooms | Family bathroom | Dressing room/walk in wardrobe
Games room

Double garage

800m driveway | Formal landscaped gardens | Paddocks | Single bank fishing on River Torridge

In all about 2.65 acres

Distances

Dolton 2 miles, Exeter 28 miles (London Paddington from 2 hours 2 minutes)

(All distances and times are approximate)

Lot 2: Building Plot

A plot of about 0.14 acres with planning permission to construct a two bedroom cottage

Planning reference: 1/0878/2019/FUL

Lot 3: The Land

Three paddocks | Woodland | Single bank fishing on the River Torridge

In all about 18 acres



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Situation

Brightley House is situated amongst unspoilt mid Devon countryside on the edge of the Halsdon Nature Reserve and at the end of a long driveway that sweeps through the grounds, running parallel to the River Torridge and up to the house which stands in an elevated position with views over its own land.

The property is about two miles from the small but thriving hilltop village of Dolton, which is well provided for with two pubs, village store/post office, traditional butcher, parish church, village hall and primary school. Further amenities can be found at Great Torrington and Hatherleigh, about nine miles and six miles away respectively.

There are some excellent independent schools in the area including Exeter School, The Maynard, and Blundell's in Tiverton.

The area is well known for the beauty and unspoilt nature of its countryside and there are numerous opportunities for walking, riding and other country pursuits in the immediate area. The spectacular North Devon coastline is about 25 miles away with beautiful sandy beaches and some of the best surfing in the country.

Despite its rural location, Brightley House has excellent communication links. The A30 is about 15 miles to the south giving access to both the south west and Exeter and the M5 motorway in the east. Exeter is about 28 miles away where there is a regular direct rail service to London Paddington taking from 2 hours 2 minutes. Exeter Airport offers a range of domestic and international flights.

Lot 1: Brightley House

The approach to Brightley House is superb, with a long driveway running through the grounds with the River Torridge at the bottom of the paddocks to the left. The driveway gently undulates through mature trees, eventually arriving at the house where the westerly views open up and the attractive façade of the house can be appreciated.

The house is built in the Arts and Crafts style under a fine Delabole slate roof and is not listed. It has been positioned to take advantage of the exceptional views over the gardens and grounds and the proportions are typical of its era, with high ceilings, elegant room sizes and an abundance of natural light.







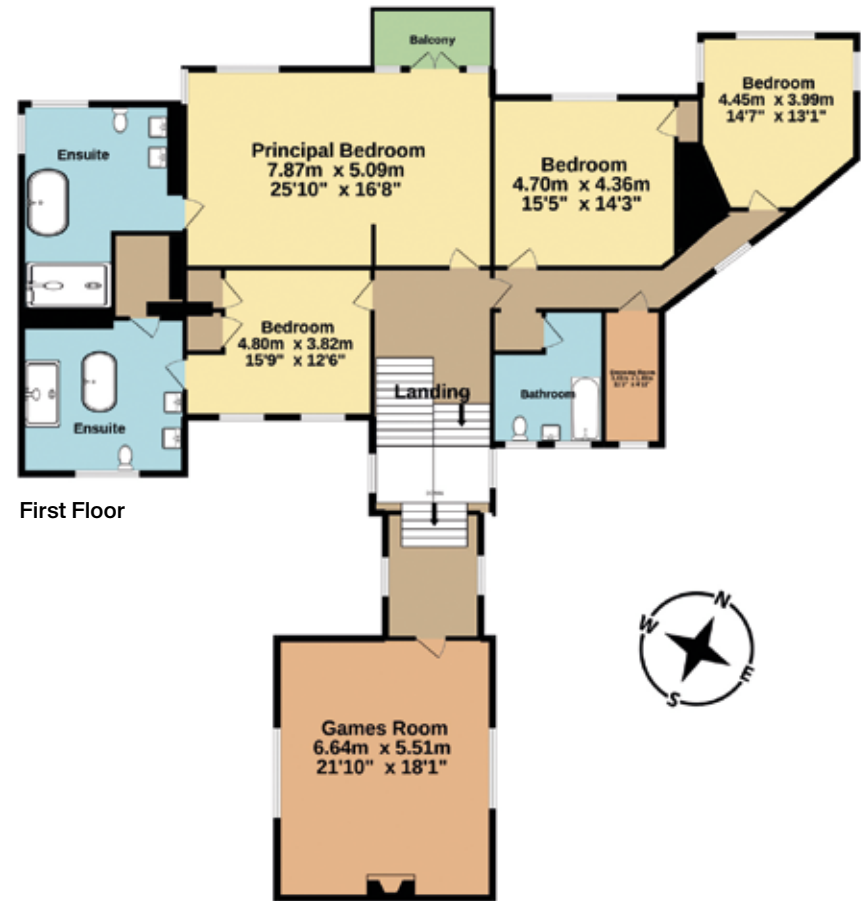
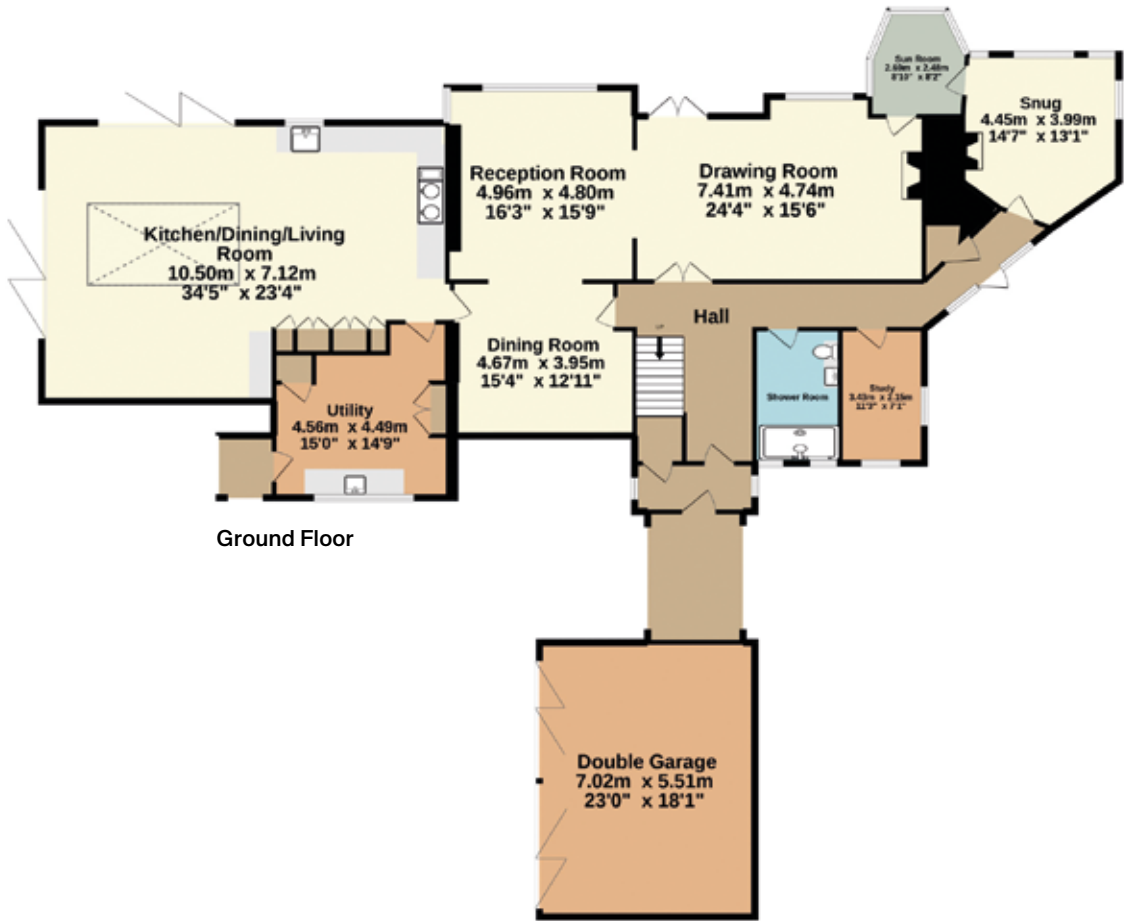
First impressions are superb, and the quality of the renovation work that has been undertaken by the current owners is immediately noticeable. An entrance lobby leads into the reception hall from which the principal rooms are accessed. The drawing room looks out over the formal lawn and stunning array of colour in the gardens to the front of the house, and has French doors leading to a stone terrace for outdoor entertaining. From the drawing room a sun room is accessed, providing a perfect quiet space in the house to enjoy the surroundings. A spacious dining room sits next to the magnificent kitchen. The kitchen is of exceptional quality and has

been bespoke designed. There is a large central island with combi oven, ample storage in the attractive contemporary units and a Lacanche chefs range cooker. The kitchen provides a social space for the whole family, and at one end is a sitting area and dining area, with bi-fold doors on two sides leading to a wrap around paved terrace creating a seamless link between inside and outside during the summer months. Additional reception rooms include a snug on the eastern side of the house and a study, ideal for those who need to work from home.



Approximate Gross Internal Floor Area
5,286 sq ft/491.1 sq m

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.





The immaculate presentation continues to the first floor where there are four beautifully appointed bedrooms. The principal bedroom is of particular note being at the front of the house with an outstanding view across the gardens towards the river and woodland beyond. There are three further bedrooms, one with an en suite bathroom all finished to the same exacting standard. There is an additional family bathroom and a walk in wardrobe/dressing room. Also on the first floor and positioned above the double garage, is the fantastic games room with half paneling and a full size snooker table. This could be fifth bedroom, if required.

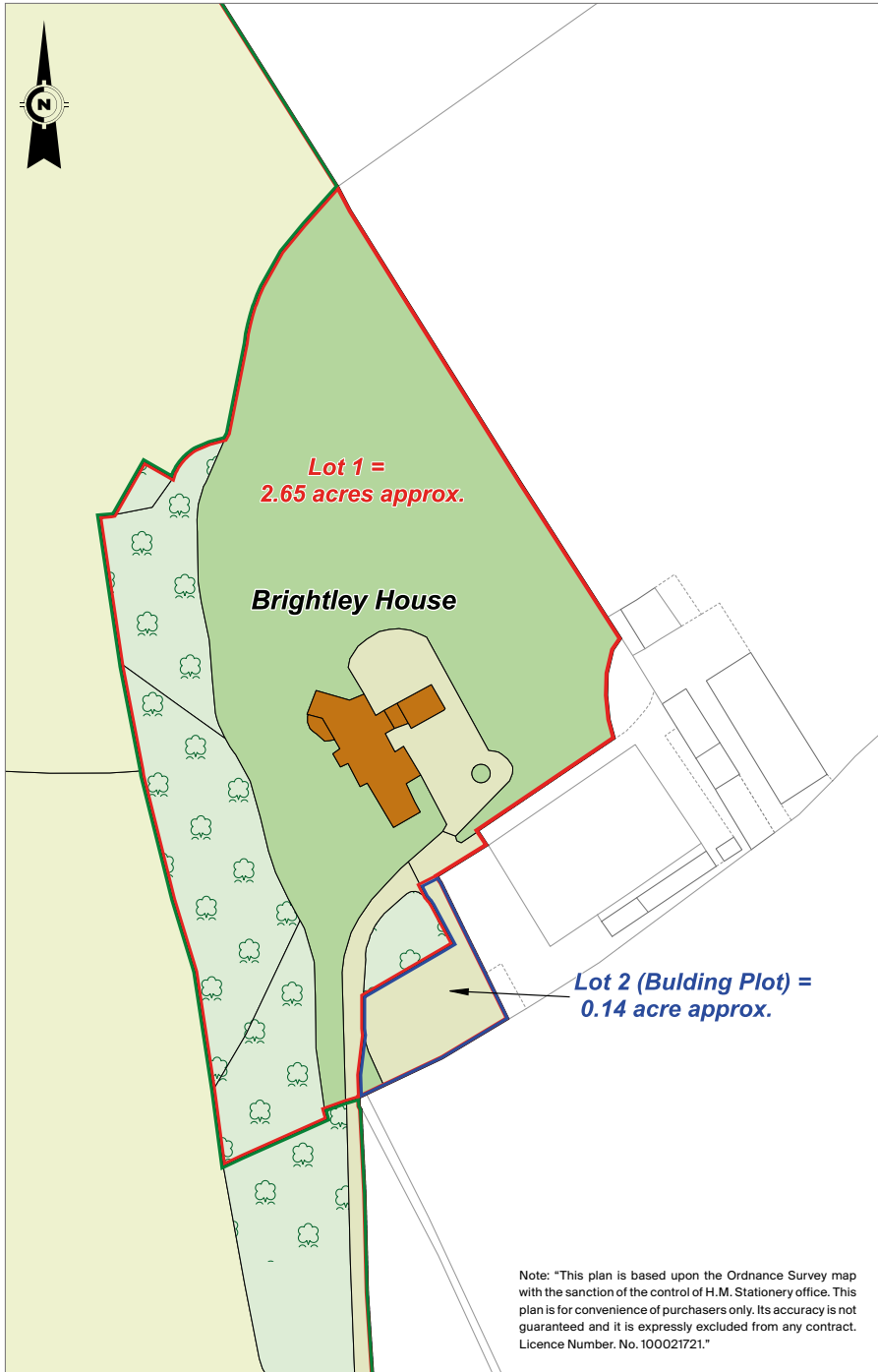


Gardens and grounds

The gardens at Brightley House are stunning and match the quality of the house. Immediately in front of the house is a large swathe of lawn flanked by mature and established borders providing a mass of colour. There are an abundance of very rare and unusual Rhododendrons, which were cataloged by the previous owner. A Wisteria hangs from the principal bedroom balcony, below which are the paved terraces. The formal landscaped gardens are bordered by majestic mature trees.







Lot 2: Building Plot with Planning Permission

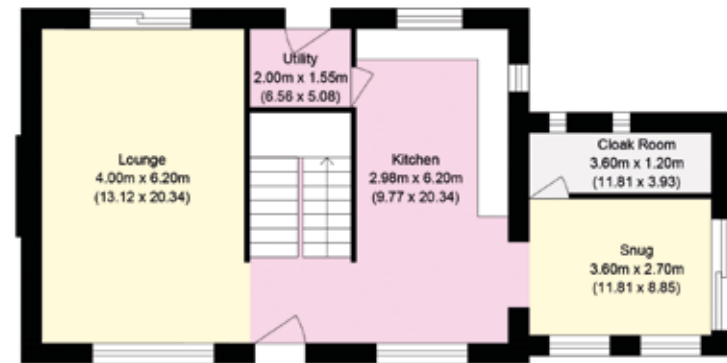
Planning permission has been obtained to construct a dwelling, replacing the previous Brightley House Cottage. The proposed dwelling consists of two en suite bedrooms, sitting room, kitchen and snug. The planning consent can be viewed online at torridge.gov.uk planning reference: 1/0878/2019/FUL.

Brightley Cottage proposed floor plan

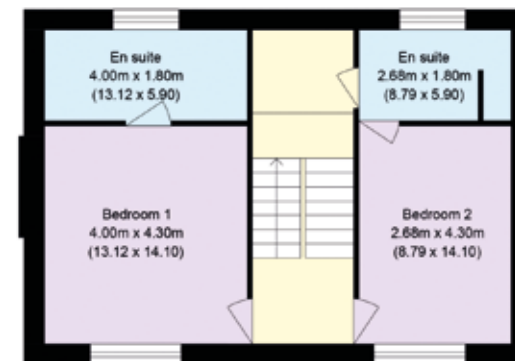
Approximate Gross Internal Floor Area

1,400.16 sq ft/130.08 sq m

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Ground Floor
APPROX. FLOOR AREA 73.04 SQ.M.
(786.19 SQ.FT.)



First Floor
APPROX. FLOOR AREA 57.04 SQ.M.
(613.97 SQ.FT.)



Lot 3: The Land

Beyond the gardens are the paddocks with cut paths leading down to the River Torridge, which winds its way through the property as it meanders its way northwards to the Atlantic coast at Bideford. The river is known to produce good quality salmon and trout and Brightley House benefits from riparian rights offering about half a mile of single bank fishing. The current owners have the fishing records dating back many years. In total the grounds extend to about 18 acres and provide a haven for wildlife. Kingfishers are spotted regularly and Otters have also been seen along this stretch of the river.





Services

Oil fired central heating. Mains water and electricity. Private drainage via septic tank.

Local authority

Devon County Council: new.devon.gov.uk

Torridge District Council: torridge.gov.uk

Council tax

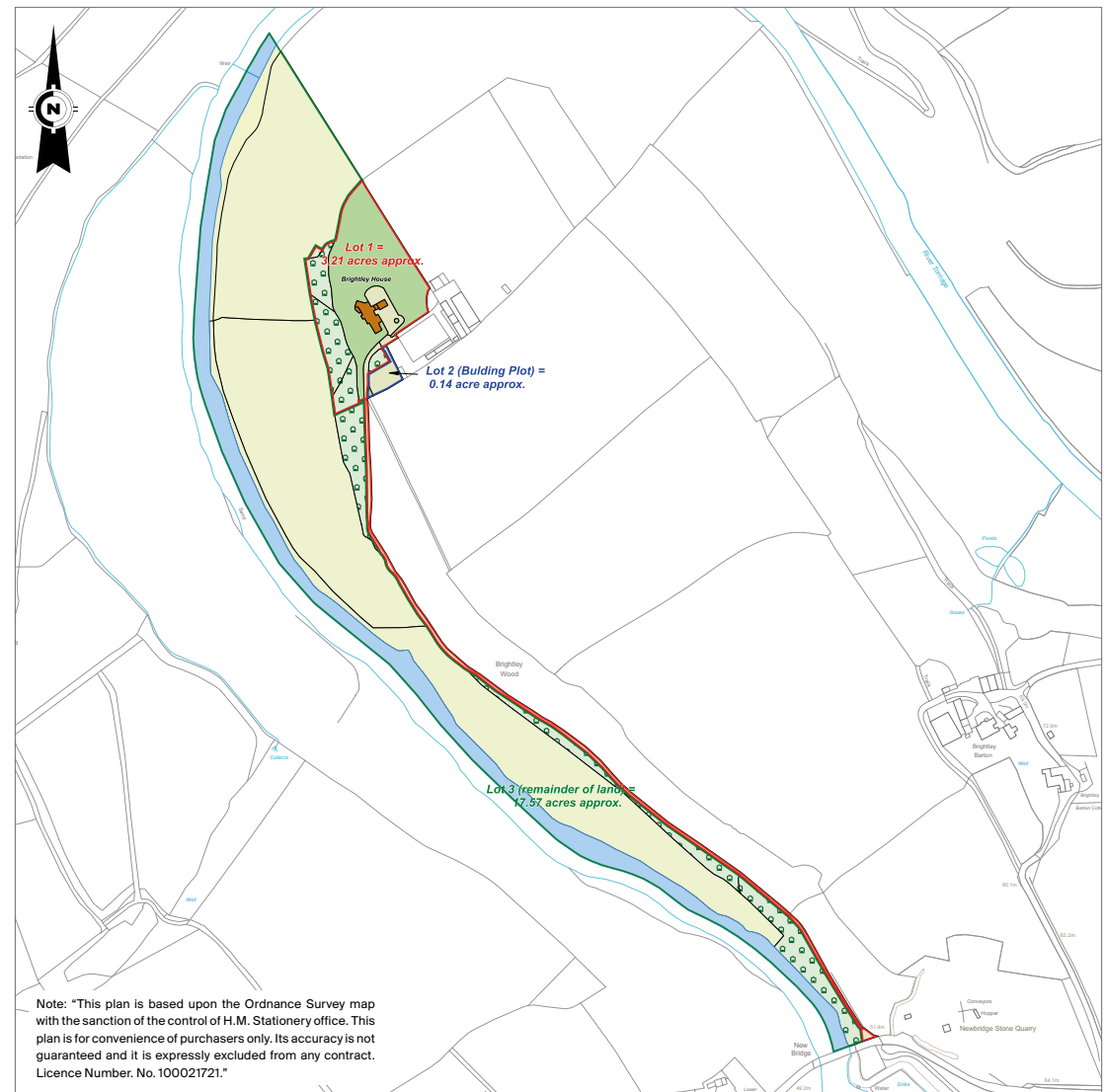
Band G

Rights of Way

The driveway is owned by Brightley House and is shared with the neighbouring property. Please contact the agents for more information.

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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Particulars dated July 2022. Photographs dated May 2022.

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