

BRUSHFORD BARTON

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Chulmleigh 6.5 miles • Exeter 20.8 miles (London Paddington 2.5 hours)
Winkleigh 3.6 miles • North Tawton 4.8 miles • Crediton 6.8 miles • Okehampton 11.8 miles
(All distances and times are approximate)

*A gorgeous south-facing Grade II Listed manor house with breathtaking views,
a range of useful outbuildings, 7 acres and a one bedroom cottage*

Accommodation and amenities

Entrance Hall • Kitchen • Dining Room • Sitting Room • Library • Music Room • Large Study • Large Galleried Hall • Utility • WC

Principal Bedroom with En Suite Bathroom and Dressing Room • Five Further Bedrooms
Three Bathrooms, Two of which are en-suite

Party Barn • Large Linhay Barn • Shippon • Granary • Cart Shed • Alpaca Shed
Dutch Barn • Partially Restored Second Cottage (presently used as Garage)

Large Walled Vegetable Garden • Various Ponds • Fountains • Productive Orchard

The Cottage

Kitchen • Sitting Room • Shower Room • Mezzanine Bedroom

In all about 7 acres



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Situation

Brushford Barton sits adjacent to the Church of St Nicholas in the hamlet of Brushford, in the heart of Mid Devon. The house was originally at the heart of a large agricultural estate and as a result, sits in a proud and prominent south-facing situation with views across Devon to Dartmoor in the south.



Despite its private and secluded rural setting, the communications links around Brushford Barton are excellent. The A377 gives access to Exeter in the south and Barnstaple and the North Devon Coast in the north. The branch line station at Eggesford (2.9 miles) provides services to Barnstaple as well as Exeter, from where there is a regular service to London Paddington. Exeter Airport provides regular domestic flights to London City airport as well as international flights to a number of European destinations.



There is a range of facilities in nearby Chulmleigh, which is about 6.5 miles from Brushford Barton. This classic Devon market town offers a number of independent shops, pubs, a doctor's surgery, sports centre, delicatessen, and a church. Winkleigh is about 3 miles from the property and offers a post office, general stores, high class butcher, first rate primary school and doctor's surgery/pharmacy. This idyllic Devon village has in the past been named 'Best place to raise a family' by children's savings provider Family Investments. Further afield, but still within easy reach are the larger towns of Crediton and Barnstaple and the cathedral city of Exeter. The well regarded Highbullen Hotel, Golf and Country Club is about 10.3 miles from Brushford Barton and offers a range of leisure activities including a spa as well as fishing, shooting and golf.



There are some exceptional schools in the area, notably West Buckland which runs a daily bus from Chulmleigh. Other schools in the area include Blundells at Tiverton, Exeter School, The Maynard, Mount Kelly at Tavistock and Stover at Newton Abbot among others.



This area of mid Devon remains largely unchanged, and is situated between the extensive wild moorland of Exmoor and Dartmoor. There are many opportunities for walking, riding and cycling nearby with Eggesford Forest and many bridle paths in close proximity to the property.



Description

Brushford Barton is a Grade II Listed property facing south, boasting splendid views of Dartmoor and beyond. Initially consisting of two 16th century cottages, it underwent significant modification in the 19th century with the addition of a sizable front facade. This alteration aimed to enhance the house's spacious ceiling heights and proportions, which have since become notable attributes of the property. There is an inner hall leading to the dining room with original service staircase to principal bedrooms.

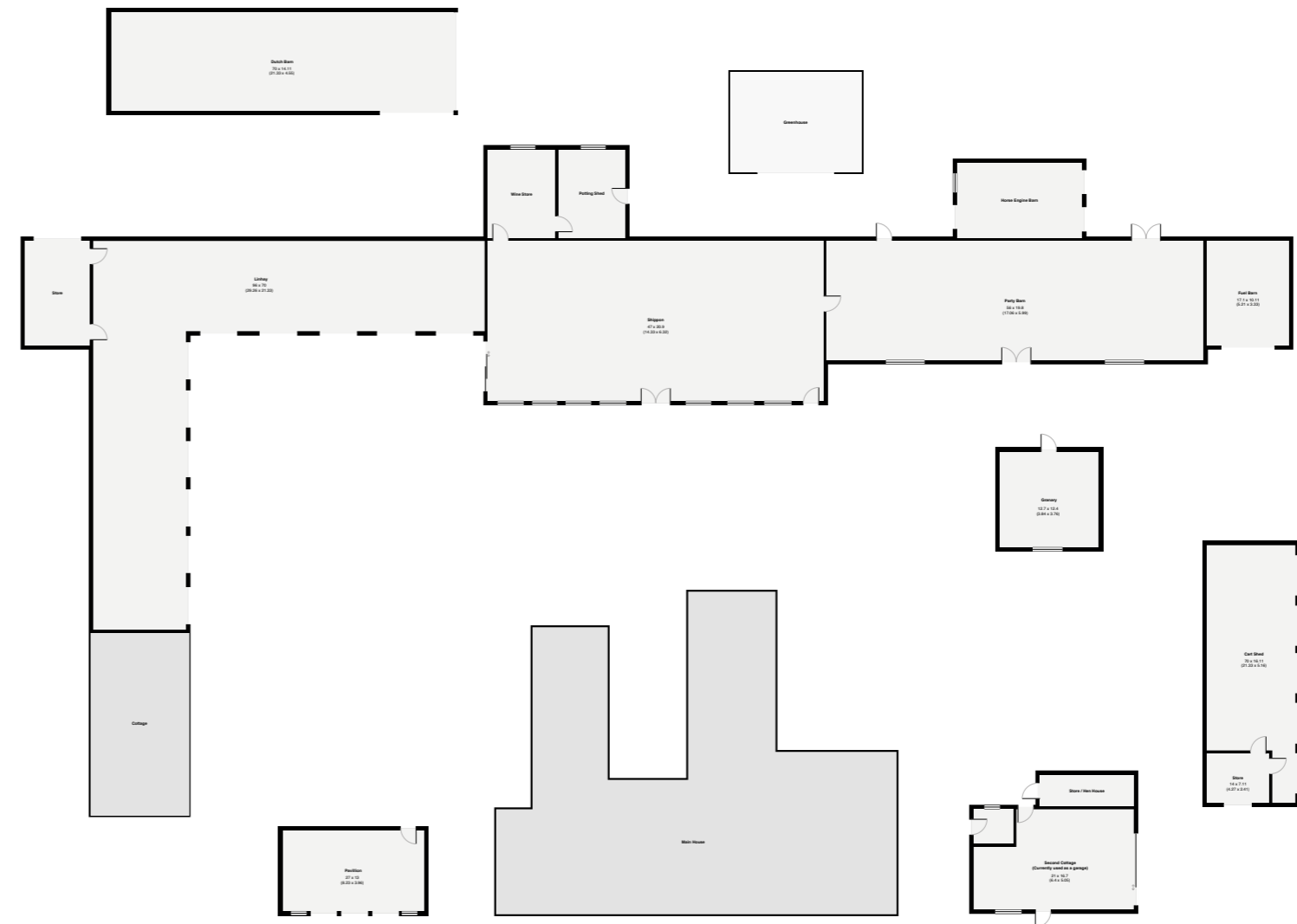
The majority of the reception rooms are situated on the southern side of the house, all accessible directly from the spacious entrance hall. The drawing room occupies the southeast corner, featuring pine floorboards, sash windows, shutters, and a wood-burning stove. Across the entrance hall is the library/study, while the music room occupies

the western end. In the western wing at the rear of the house, there's a large office leading to the galleried hall with impressive beamed ceiling, suitable for many purposes. On the eastern wing, you'll find a large kitchen and dining area with a slate floor and a spacious walk-in pantry. The electric AGA is complemented by solar PV panels, offsetting running costs. A sizable utility room and a WC complete the ground floor accommodations.

Upstairs, the main body of the house comprises four double bedrooms, three of which feature en suite bathrooms, and the gorgeous principal bedroom includes an en suite dressing room offering ample space. Additionally, there are two family bathrooms. Accessed from the family bathroom and via a third staircase from between the kitchen and dining room.



Main House
Approximate Gross Internal Floor Area
 7026 sq ft, 652.6 sq m
 Excludes Void Areas, Includes Cottage



Outbuildings
Approximate Gross Internal Floor Area
 15315 sq ft, 1422.8 sq m



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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Gardens and grounds

The gardens and grounds at Brushford Barton are magical and extend to roughly 7 acres.

Behind the house, there's a range of historic outbuildings forming a lovely enclosed garden courtyard. This area features several ponds, a charming rill, and various fountains, adding to its appeal. As a result, every room in the house benefits from an engaging view, either facing south towards Dartmoor or overlooking the courtyard garden.

To the east of the main house is a large and highly productive walled vegetable/cut flower garden and orchard. Not only is it beautifully kept and well stocked, but offers peace and tranquillity.

Outbuildings

In the southwest corner, the old stables have been transformed into a charming one-bedroom cottage. Next to it sits an outdoor pavilion, perfect for hosting gatherings al fresco. On the Eastern side of the main house is a second cottage presently used as a large garage but could easily revert to its former use with the appropriate permissions. The former threshing barn has been converted into a large party barn with carpeted concrete floor whilst the former Shippon serves as a large practical storage area with a back door into the potting shed and a wine store. The huge, rare, L shaped

Linhay completes the enclosure which includes a beautiful original granary on stilts above the eastern duck pond. Behind the courtyard is a large modern Dutch Barn currently used for storage and a greenhouse.

Contained within the Linhay are a set of outside toilets, including disabled.

Services

Mains Water + private pumped bore hole and two wells. Mains Electricity and PV cells (generating an income of approx. £2,500 per annum) Ground source heat pump providing all central heating and presently generating an income of £22,000 per annum.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Devon County Council:
new.devon.gov.uk

Mid Devon District Council:
www.middevon.gov.uk

Viewing

Strictly by appointment only with agents Knight Frank
 Tel: 01392 423111

Directions (Postcode EX18 7SJ)

From the M5 it is easiest to avoid going into Exeter but keep on the A30 westwards towards Okehampton. Leave the A30 at Whiddon Down (about 20 miles west of Exeter) and follow the A3124 past North Tawton on to Winkleigh. In Winkleigh turn right on the B3220 in the direction of Crediton. After about 3 miles turn left signposted Brushford. Go up the hill and take the No through

Road to the right, which leads down to Brushford Church. The entrance to Brushford Barton is on through granite gate posts at the end of the lane by the signpost to Brushford Church.

From Exeter, take the A377 Crediton/ Barnstaple Rd. In Morchard Road about 6 miles beyond Crediton turn left onto the B3220.

After about a further 6 miles turn right signposted Brushford. Go up the hill and take the No through Road to the right, which leads down to Brushford Church. The entrance to Brushford Barton is on through granite gate posts at the end of the lane by the signpost to Brushford Church.





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