

Brimptsmead Estate

Dartmoor National Park, Devon





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An immaculately presented substantial Edwardian family home in the heart of Dartmoor National Park where the East and West River Darts meet. Surrounded by established gardens and grounds of 9.22 acres including two cottages, paddocks, woodland, a bank of the River Dart with fishing rights and direct access to the moor.

Ashburton 7 miles, Newton Abbott 17 miles (London Paddington 2 hours 30 minutes), Exeter 29 miles (London Paddington 2 hours 3 minutes)
(All times and distances are approximate)

Lobby | Reception hall / library | Turret room | Drawing room | Dining room | Study | Gunroom
Kitchen / breakfast room | Utility | WC | Shower room | Sitting room

Principal bedroom with en suite bathroom | Three further bedrooms with en suite bathrooms
Two further bedrooms | Family bathroom | Hydro pool | Shower room

Bentley Cottage: Open plan kitchen / dining room | Living room | Conservatory | WC
Principal bedroom with en suite bathroom | Two further bedrooms | Shower room | Balcony

Herb Cottage: Porch | Entrance hall | Sitting room | Living room | Open plan kitchen / dining room
Principal bedroom with en suite shower room | Two further bedrooms, one with en suite bathroom

Garage for six vehicles | Additional double garage | Party barn | Pump house | Garden store | Dog kennel
Terraced gardens | Ancient woodland | Wild flower meadows | Fishing rights for two rods on the River Dart

In all about 9.22 acres



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Historical Note

Construction of Brimptsmead started in 1893, when permission was granted to build a hunting lodge and summer home. The building was completed in 1906 and leased from the then Prince of Wales. The present owners were given the rare opportunity to purchase the freehold of Brimptsmead Estate from His Royal Highness King Charles III, the then Prince of Wales, and have set about completely renovating the estate properties for modern living. Works undertaken include a new 26,000 clay tile roof, 120 hand crafted leaded light mullioned windows, polished granite floors and bespoke oak panelling to the principal rooms.

Situation

Brimptsmead Estate is nestled in a private position in the heart of Dartmoor National Park, where the East and West River Darts Meet and surrounded by some of the UK's most beautiful and unspoilt countryside. The area is renowned for its spectacular scenery, granite tours, heather clad moorland and wooded valleys and there are far reaching views across the moor from the property as well as access to the many lifestyle benefits on offer. A tributary of the River Dart runs through part of the grounds and continues to the south of the property, meeting the main river and running south across the open moorland and eventually flowing off the moor via Totnes all the way to the Dart Estuary, meeting the sea at Dartmouth about 26 miles south of Brimptsmead. A large proportion of Dartmoor benefits from open access, where you can walk freely. There are also many footpaths, bridleways and byways crossing this stunning national park, providing numerous opportunities for walking, cycling and horse riding.

Widcombe-in-the-Moor is about 4 miles away, where there are shops, pubs, a church and a primary school. Exeter is about 29 miles away and provides a full range of shopping and cultural facilities as well as a selection of well-regarded independent schools including The Maynard and Exeter School. Other independent schools in the area include Mount Kelly at Tavistock and Stover near Newton Abbott.



Despite the rural and private location of Brimptsmead, it is highly accessible with good communication links nearby. The A38 dual carriageway links Dartmoor National Park to Plymouth and Exeter. From Exeter there is access to the M5 motorway and a mainline railway station with a regular service to London Paddington taking from 2 hours 3 minutes. Exeter Airport is about 31 miles away and offers a range of domestic and international flights.

Brimptsmead Estate

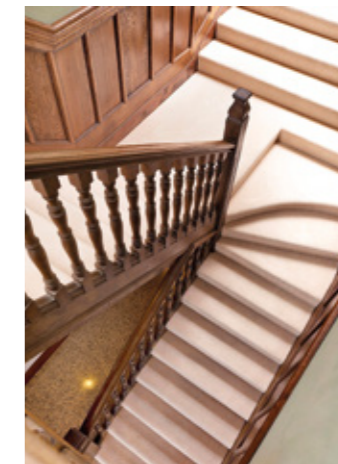
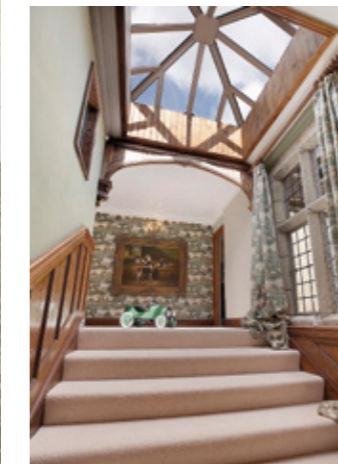
The approach to Brimptsmead Estate is via a discreet gate leading to a long private driveway that sweeps up to the front of the house. Immediately noticeable are the outstanding far-reaching views across the moor, which open up to the south on the approach to the house. The house is not listed and is of an impressive arts and crafts architectural style with immaculate stonework and beautiful stone mullion windows that give an abundance of natural light and allow for superb views from the principal rooms. The house is built from pink granite with a clay tiled roof, with an impressive and unique turret on the south west corner. The elevated setting within the National Park gives glorious views from almost every window of the property and the house majestically dominates the incredible backdrop of one of the most spectacular views Dartmoor has to offer. The proportions of the house are typical of its era, with high ceilings, generous entertaining space and a south facing position ensuring plenty of light. The house is immaculately presented throughout, having undergone an extensive refurbishment of the highest quality. The large reception hall/ library sets the tone for the rest of the house, combining the sympathetic refurbishment with an abundance of original features, including a magnificent fireplace. The newly installed oak panelling and polished granite floors create a superb first impression. From here, the principal reception rooms are accessed, including the Turret room featuring a curved area where there are three stone mullion windows and window seats looking out over the grounds and surrounding moorland.



On the opposite side of the reception hall is the drawing room, a superb room for entertaining with full panelling, wooden floors and a five pane stone mullion window with impressive views to the south. The drawing room is open plan with the dining room, also with full panelling and wooden floors. The gunroom is situated off the inner hall and also features panelling, and an impressive fireplace, and would make a good TV room / snug.

To the rear of the house is the kitchen and breakfast room, continuing the high quality finish and attention to detail. The kitchen is a handmade bespoke oak kitchen and features a 5 oven AGA and a central island with a beautiful granite pillar as the centrepiece. The breakfast area is surrounded by exposed stonework, with a glass roof above. A large utility room is next to the kitchen, and there is a door leading to a small courtyard between the kitchen and the ballroom, which has been converted into a beautiful contemporary sitting room, with a wood burner set into an arched bay. This room has grand and elegant proportions and is perfect for entertaining.

The immaculate presentation continues to the first floor where a large landing area gives access to six superbly appointed bedrooms. The principal bedroom is particularly impressive with magnificent views across the moor, and an open plan en suite bathroom of the highest quality.



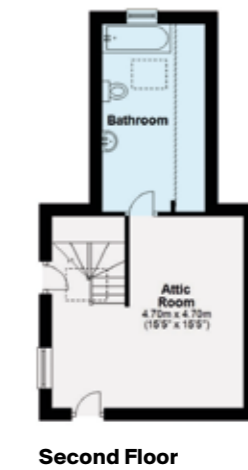
Three further bedrooms have en suite bathrooms and there is a beautifully designed family bathroom. There are two further bedrooms, one of which features the wonderful curved turret, accentuating the views. There is also a Spa de la Mare hydro pool and shower room on the first floor and a further room and bathroom on the second floor.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area
5,984.7 sq ft / 556 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.





Bentley Cottage & Herb Cottage

The cottages are semi-detached and both are immaculately presented, matching the high standard specifications of the main house. The attractive stone building sits above the main house, accessed via a fork in the drive and maintaining a good level of privacy ensuring they are ideal for additional guest accommodation, dependent family members, staff or tenants.

Bentley Cottage is the larger of the two, with a generous open plan Neptune kitchen and dining room, leading to a very spacious living room with a conservatory giving access to a private garden area. On the first floor are three bedrooms, one of which has an en suite bathroom and there is an additional shower room. From the landing, a large balcony is accessed giving breathtaking views over the grounds towards the moor.

Herb Cottage also offers an open plan kitchen / dining room, and two reception rooms on the ground floor one of which gives access to the garden area. Upstairs are two bedrooms with en suite facilities and a further bedroom.

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Approximate Gross Internal Floor Area

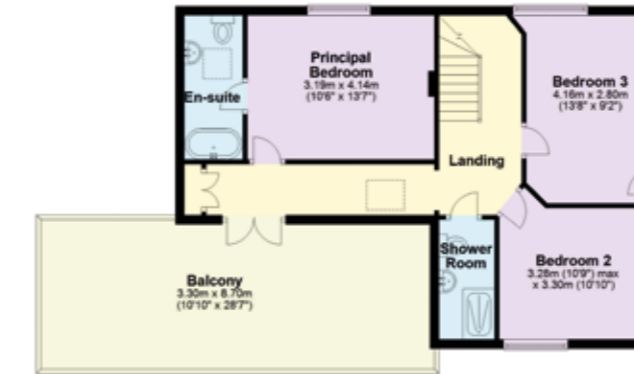
Bentley Cottage: 1,441.0 sq ft / 133.9 sq m

Herb Cottage: 1,160.4 sq ft / 107.8 sq m

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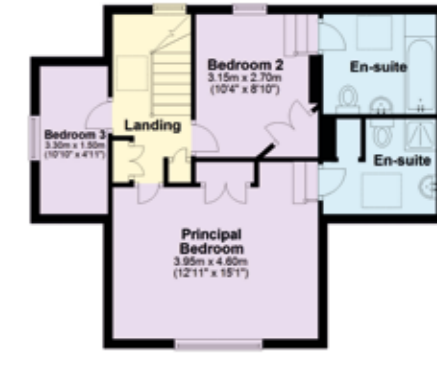
Herb Cottage – Ground Floor



Bentley Cottage – Ground Floor



Herb Cottage – First Floor



Bentley Cottage – First Floor



Bentley Cottage



Herb Cottage



Herb Cottage



Herb Cottage

Gardens, grounds and outbuildings

The setting of Brimptsmead Estate is magical, combining privacy with accessibility as well as direct access to the moor and outstanding views. Immediately in front of the house is a terrace, perfect for alfresco dining with elevated views across the open moorland. The grounds are mature and established, with an abundance of impressive specimen trees protecting the privacy of the house. In front of the house and below the terrace is a large wild flower meadow with a pathway cut through leading to the bottom of the grounds. The wild flower meadow is a haven for wildlife, including rare species such as the small blue butterfly.





To the south and east of the house is an area of ancient woodland, with a pathway leading down to the river, where Brimptsmead owns a section of the river bank and fishing rights for two rods. This is ideal for those who enjoy fishing, made all the better by the magical setting.

Behind the house is a cleverly designed building built into the side of the hill allowing for a large garage with space for six vehicles on the lower level and a fabulous party barn on the upper level. From the party barn French doors lead to an eleven meter balcony. Beyond the party barn to the north is a paddock gently sloping up to the northernmost boundary. A gate from this paddock gives direct access to the moor, over which there is right to roam.



**Approximate Gross Internal Floor Area
Outbuildings: 3,180.5 sq ft / 295.5 sq m**

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Rights of Access

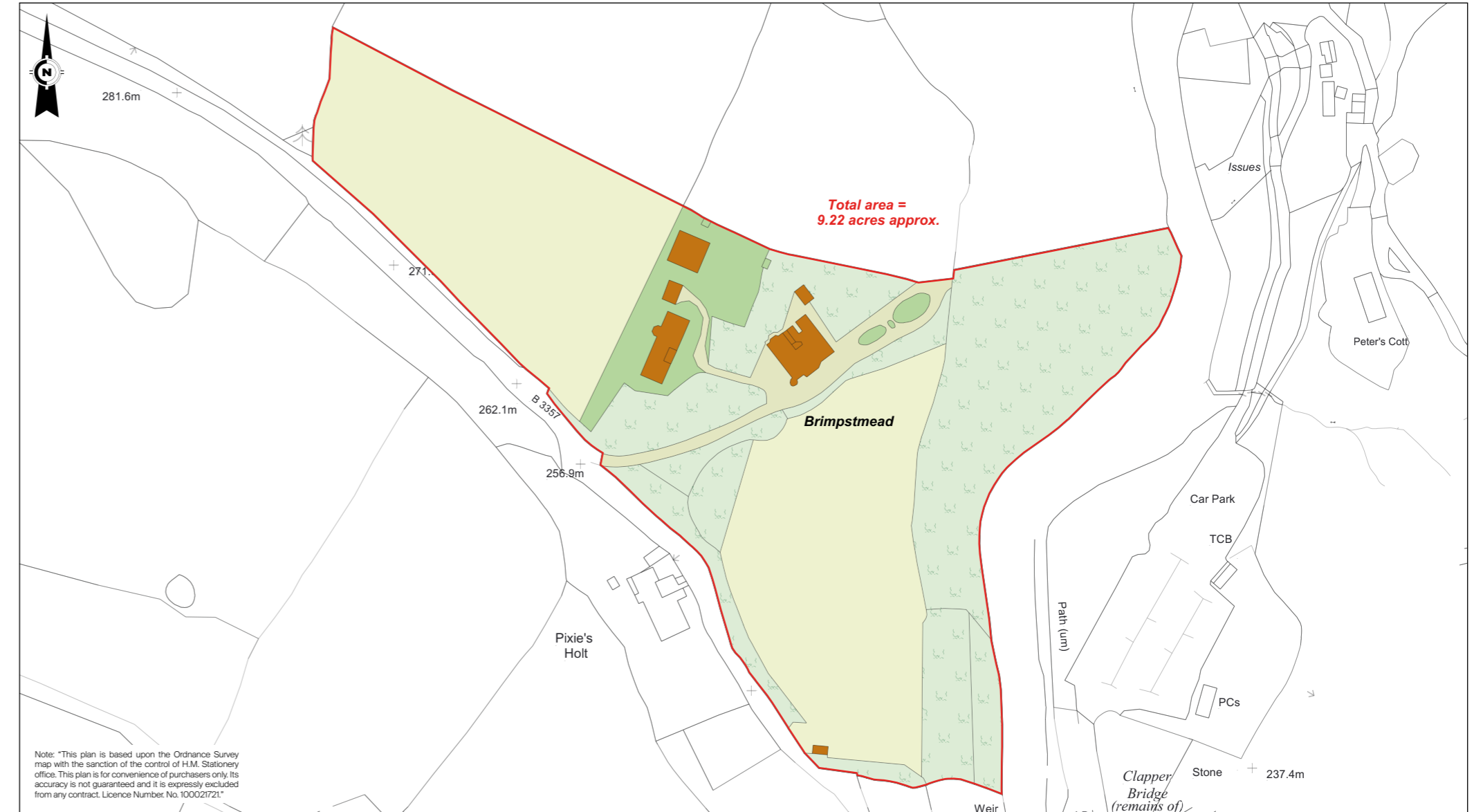
There are no public rights of way across the property. His Royal Highness King Charles III retains the right to fish on the river bank owned by The Brimptsmead Estate, with 24 hours' notice.

Services

Private water supply and private drainage.
Mains electricity.
Oil fired central heating with under floor heating.

EPC ratings

Brimptsmead: E
Bentley Cottage: E
Herb Cottage: E



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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