



## POTTERS

Shillingford, Devon





# A METICULOUSLY RESTORED AND RENOVATED LISTED FARMHOUSE

With several outbuildings in an idyllically peaceful and secluded setting within about 5 acres of grounds

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Living/family room | Utility room | Cloakroom | Boot room/boiler room

**First Floor:** Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Four further bedrooms and two bathrooms

**Separate Converted Barn:** Games room/studio | Music studio | Garden room and utility

Heated swimming pool

**Separate Annex Cottage:** Open plan kitchen/dining/sitting room | Double bedroom | Bathroom

**Outbuildings:** Office | Garage/workshop | Carport | Store sheds

**Grounds:** Gardens with pond, vegetable garden and greenhouse | Pasture paddocks

**In all about 4.59 acres**

**Distances:** Bampton 5 miles, Wiveliscombe 6 miles, Tiverton 12 miles, Taunton 16 miles  
(All distances are approximate)



# LOCATION

Potters is situated in the beautiful rolling and partly wooded farmland of Mid Devon, but close to the Somerset border and near to the Exmoor National Park. Nearby is the small village of Shillingford and about 5 miles to the west is the attractive small town of Bampton, which benefits from an excellent range of local facilities including primary school, doctors' surgery and pharmacy, church, excellent pubs, restaurants and cafés, fruit and veg shop, butcher's, baker's, wine merchant and delicatessen, as well as it's annual Charter Fair. To the east is the popular small town of Wiveliscombe, at the foot of the Brendon Hills, with many shops, including butcher, deli and galleries, as well as pubs and restaurants and a primary school and with an active community, events including the annual 10 Parishes Festival.

To the south is the charming market town of Tiverton and within easy reach to the east is the Somerset County Town of Taunton, both with a full range of local shopping, cultural and sporting amenities, including supermarkets, hospitals, cinemas, theatre etc. There are golf courses at Oake Manor, Cedar Falls and Tiverton.

There is secondary schooling in both Taunton and Tiverton, Richard Huish Sixth Form College in Taunton and a selection of private schools in Taunton, as well as Blundell's School and prep school in Tiverton.

Within easy reach are the lovely Brendon Hills as well as Exmoor National Park, renowned for it's spectacular scenery and providing many opportunities for walking, riding, cycling, fishing etc. locally. Also close by are the two reservoirs of Wimbleball and Clatworthy, both providing facilities for sailing, fishing and other watersports.

Transport links are excellent, with access on to the M5 motorway at Tiverton, Wellington and Taunton and stations at Tiverton Parkway and Taunton providing mainline connections to London (Paddington).







## THE PROPERTY

Potters is situated at the end of a long private entrance drive, in totally peaceful and secluded, rural surroundings, facing south, and enjoying spectacular views over the surrounding rolling countryside.

The house stands within it's approximately five acres of grounds and is Grade II Listed. The current owners acquired the property in the early 2000's when it was effectively derelict and lovingly undertook a meticulous restoration and renovation programme, taking great care to retain the many notable period features where possible, such as plank and muntin screens and exposed timbers, but also restoring character with slate flagged effect flooring and carved stone fireplace surrounds and at the same time installing top quality contemporary fixtures and fittings.

The accommodation is extremely spacious, incorporating the original house as well as the converted adjoining barn. In addition, another separate barn has been converted to provide more accommodation connecting to the swimming pool and a further single storey barn contains the separate annex cottage. Further outbuildings surround the courtyard and the whole is surrounded and protected by the well maintained gardens and grounds.

From the courtyard a flight of steps rise to the front door into the entrance hall with plank and muntin screens to either side and door to the sitting room with exposed chamfered beams and ceiling timbers and a door through another screen to the study, also with exposed timbers.

On the other side of the hall is the kitchen/breakfast room with stone chimney breast incorporating the Inglenook fireplace with massive wood beam and four oven Aga, together with fitted units and central island and a door into the dining room with attractive fireplace with carved stone surround and mantel, exposed ceiling timbers and access through to the very spacious living/family room with fireplace with a woodburner.

A door from the kitchen leads to the rear hall, cloakroom, fitted utility room and boiler/boot room and back door.







On the first floor is the large principal bedroom which offers a wonderful walk-in dressing room and bathroom. There is a guest bedroom/shower room suite, walk-in linen cupboard, four further bedrooms, family and additional bathroom. A second staircase descends from the landing to the living room.

The two storey stone barn beside the house provides a room currently used as a music studio on the ground floor, a games room/studio on the first floor and, from here, a spiral staircase down to the delightful garden room adjoining, glazed on two sides and with utility room and WC and double doors out to the heated swimming pool, surrounded by stone paved terracing and from where there are beautiful views over the surrounding countryside.

Adjoining the cottage and garage is an office with separate WC.



On the opposite side of the house, beyond the courtyard and outbuildings, a single storey building has been converted to provide a very comfortable self-contained annex cottage with an open plan kitchen/sitting/dining room with double doors out to a decked balcony providing a delightful sitting and eating out area with stunning rural views. There is also a double bedroom and bathroom.

## OUTSIDE

The entrance driveway leads up through fields and the gardens to the enclosed courtyard with parking and turning area and adjoining is a stone outbuilding comprising a two vehicle carport and two useful store sheds. A spur off the driveway leads to further parking and another outbuilding serving as a workshop and garaging.

Around the house, cottage and outbuildings are gently sloping gardens including lawned areas, fruit trees, plant and shrub borders, Hartley Botanic greenhouse and vegetable garden.

Surrounding the house, gardens and buildings are a range of gently sloping pasture paddocks, providing protection and a delightful setting for the house and from where there are gorgeous views over the surrounding rolling countryside.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity. Private water and drainage. Oil fired heating.

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk)).

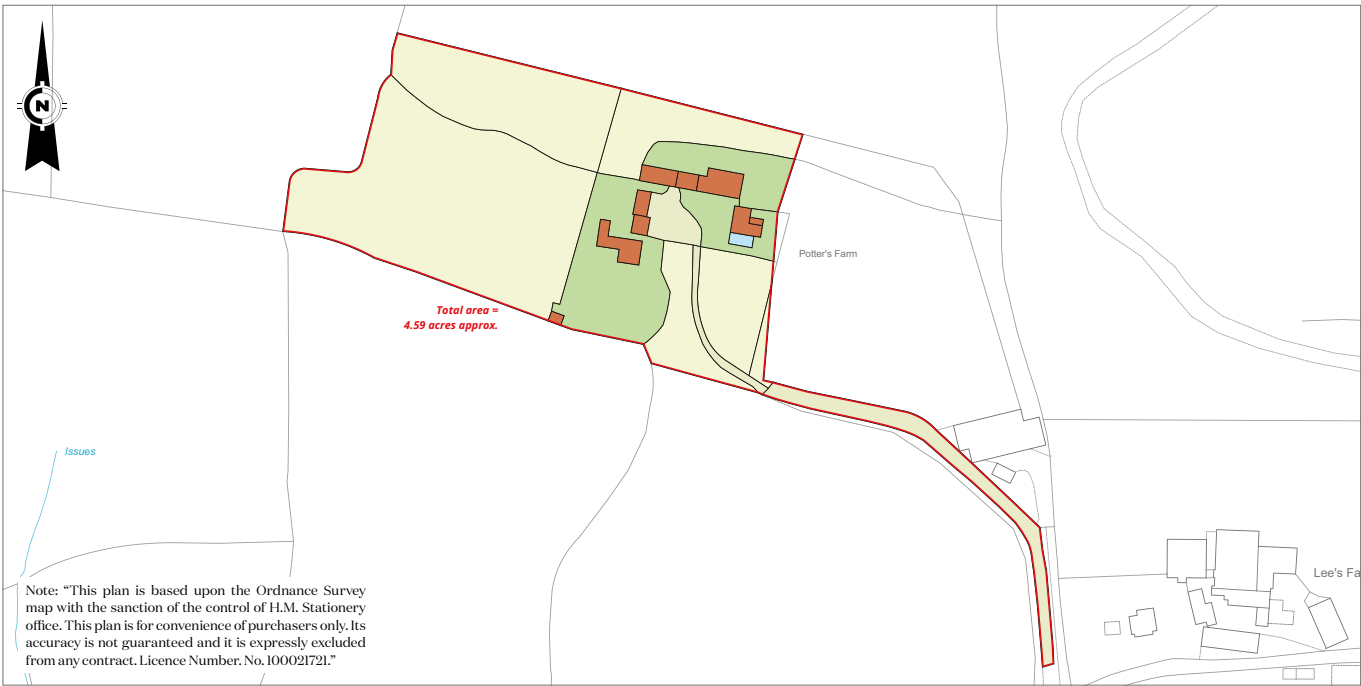
**Council Tax:** G

**EPC Rating:** D

**Directions:** EX16 9BQ







Approximate Gross Internal Area  
786.2 sq m / 8463 sq ft (excluding Outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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