



## SOUTH WARMORE

Dulverton, Somerset



# A HANDSOME AND CHARACTERFUL PERIOD FARMHOUSE WITH OUTBUILDINGS

Set in a tiny hamlet on the side of a peaceful, partly wooded valley.

## Summary of accommodation

**Ground Floor:** Porch | Entrance hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Larder  
Two cloakrooms | Utility/boot room | Open porch

**First Floor:** Landing | Principal bedroom with en suite/dual access bathroom (to bedroom three)  
Further double bedroom (bedroom three) with en suite shower room and access to en suite/dual access bathroom  
Two further double bedrooms | Family bath and shower room

**Outbuildings, Garden and Grounds:** Parking | Cart barn (garage) with attached barn (workshop) | Storage barn | Log store  
Outside barbeque area | Garden with integral orchard | Pond | Paddock

**In all about 6 acres (2.43 hectares)**

Distances: A396 0.5 mile, Exbridge 2 miles, Dulverton town centre 3 miles, Tiverton (Blundells School) 14 miles  
M5 J27 18 miles, Tiverton Parkway station 19.5 miles (Paddington 1 hour 52 minutes)  
(All distances and times are approximate)

# SITUATION

South Warmore is situated on the edge of Exmoor in a small hamlet in a pretty, partly wooded valley about three miles from the small, historic town of Dulverton. The town is a popular tourist destination for exploring Exmoor and offers good amenities including a parish church and a range of local shops and businesses capable of meeting most day to day requirements including GP, dental and veterinary surgeries. It also boasts the renowned pub of ‘Woods’ which is incredibly popular.

The larger town of Tiverton is about half an hour’s drive away, which is the main commercial and administrative centre of the Mid Devon district and therefore has excellent facilities and amenities including large Tesco and Morrisons superstores. Nearby transport links are good too with the M5 Junction 27, Tiverton Parkway station and Exeter Airport all relatively close by. For schooling the nearby villages of East Anstey and Bampton along with Dulverton itself have primary schools, all within a five mile radius. In addition, there is a choice of popular independent schools within the wider area including Blundells in Tiverton, Queen’s College and Taunton School in Taunton plus The Maynard and Exeter Cathedral School in Exeter.

# THE PROPERTY

Situated off a quiet country lane in a charming hamlet, South Warmore stands on the side of a narrow, quite shallow and partly wooded valley carrying a tributary that flows into the River Exe a third of a mile downstream. The farmhouse was built in the late 16th or early 17th century but Historic England judge there is possibly a late medieval core to the building. It faces south with lovely views across the valley and has two storeys with good-sized rooms and ample ceiling height. It is also filled with lovely, architectural fittings that reflect the long lifespan of the building. These include a plank and muntin wall between the kitchen and drawing room, chamfered, pale oak ceiling beams, window seats, Georgian decorative panelling and several fine fireplaces.



The ground floor has four reception rooms. The drawing, sitting and dining rooms are all good sized, square rooms and the former two both face south. The kitchen does too and is fitted with a tiled floor, wood work surfaces and a two-oven Range cooker. In total there are four double bedrooms on the first floor. Three of the bedrooms are south-facing and all have far-reaching views of the surrounding countryside. The principal and bedroom three are linked by a dual-access bathroom and bedroom three also has its own shower room. This arrangement of rooms would enable all four rooms to function as a single main bedroom suite if desired.

# OUTSIDE

South Warmore is set side on to the passing lane, separated by a stone boundary wall. It stands in grounds of about 6 acres that slope gently down away from the house towards the valley bottom and a pond. There is ample tarmac parking immediately beside the house along with three period outbuildings, one of which provides garaging for up to three cars, plus a good-sized log store. The garden is well-established and simple to maintain and contains a gravelled dining area with a barbeque. Extending out on the western side of the grounds are about 6 acres of pasture bound by field hedging dotted with a range of mature native trees.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Private Water and Mains electricity. Private drainage. Oil-fired central heating and Range Cooker.

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

**Council Tax:** Band G

**EPC Rating:** E



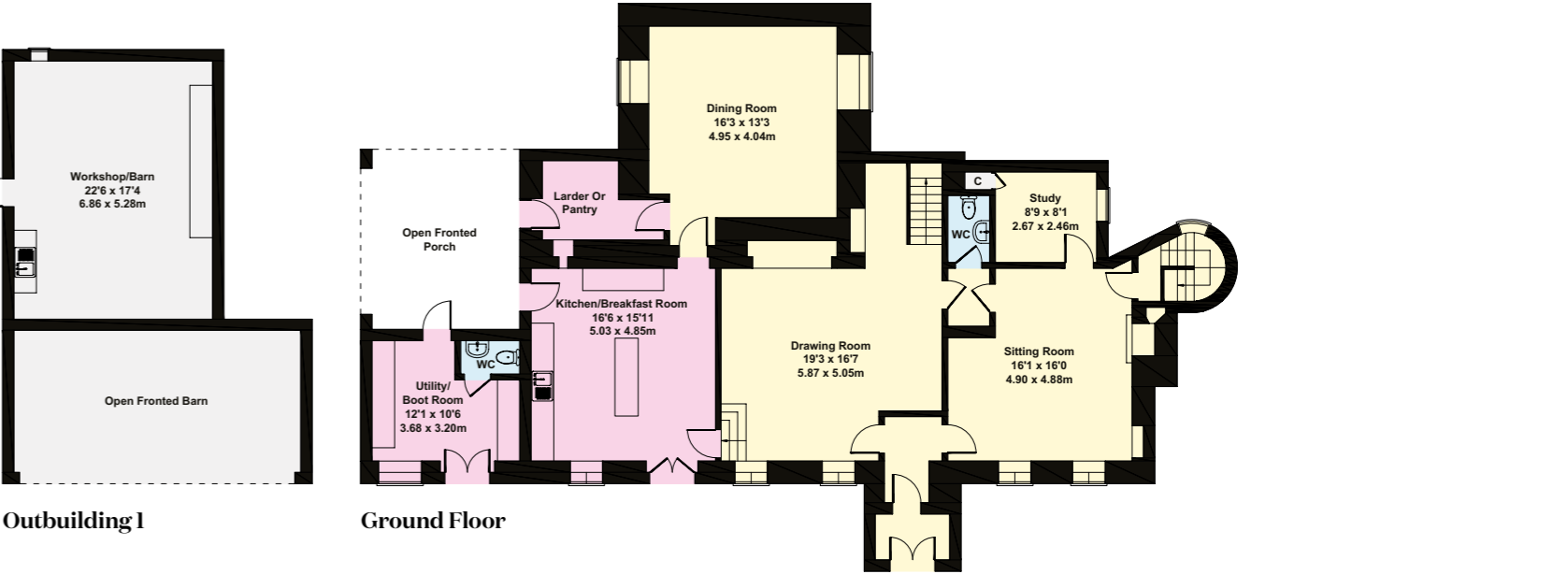
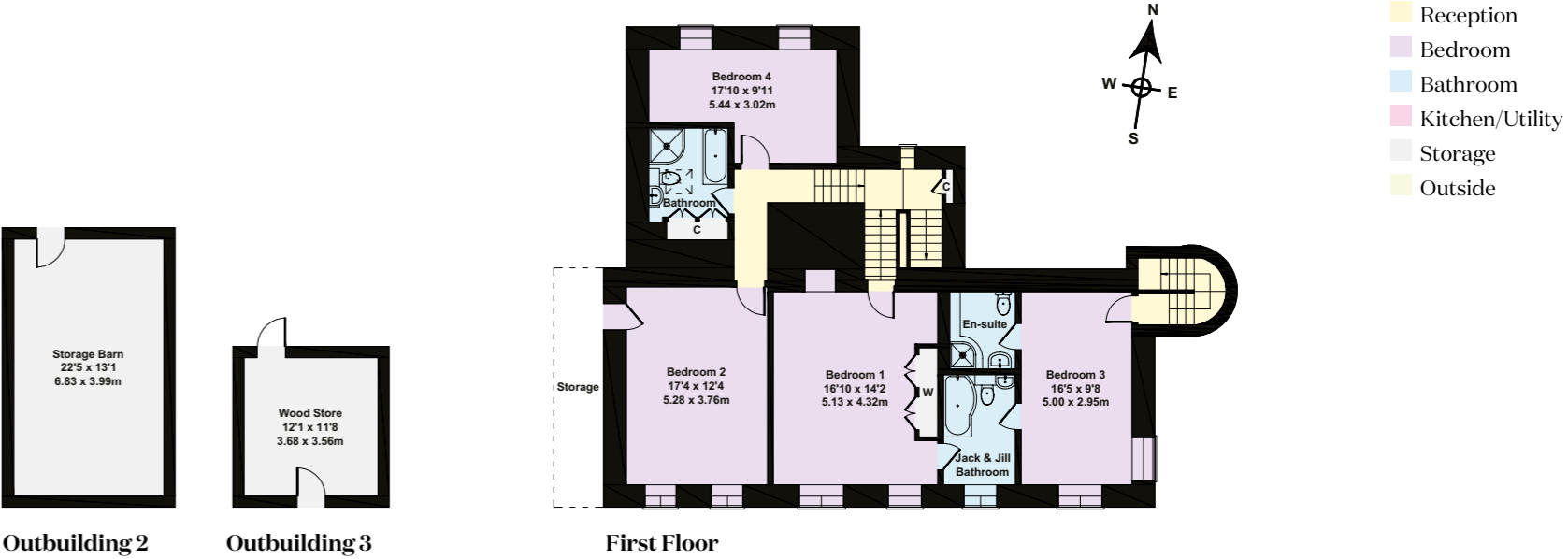


**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

# DIRECTIONS

**Postcode:** TA22 9LJ / **What3Words:** [///shrugging.input.scarce](#)

From the Bolham Roundabout on the A361 just to the north east of Tiverton, take the Rix Cottages/A396 exit, signed to Dulverton. Follow the road for just under six miles and then turn sharp right at a small crossroads (be careful, it's easy to overshoot the turning), signed to Morebath. The driveway entrance to the property will be found on the right after about half a mile.



Approximate Gross Internal Area  
House = 2992 sq ft - 278 sq m  
Outbuildings = 829 sq ft - 77 sq m  
Total = 3821 sq ft - 355 sq m

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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