



THE GLEBE, WINSFORD

A Slice of Exmoor Paradise



PART OF A FINE 1920s COUNTRY HOUSE, ON THE EDGE OF ONE OF EXMOOR'S PRETTIEST VILLAGES

With extensive mature gardens, woodland and pastureland, overlooking the Exe Valley

Nestled on the edge of Winsford, one of Exmoor's most enchanting villages, The Glebe offers an unparalleled opportunity to own a substantial portion of a distinguished 1920s country house. Boasting breathtaking south-facing views across the upper reaches of the Exe Valley, this idyllic property is set within approximately 17.05 acres of mature gardens, woodland, and pastureland, offering a truly exceptional lifestyle.

A HOME OF CHARACTER AND CHARM

The Glebe exudes timeless elegance, thoughtfully designed and beautifully presented. The spacious and versatile accommodation is arranged over three floors, offering a perfect blend of character features and modern comforts.

Guide price: £

KEY FEATURES

- **Drawing Room:** A grand and inviting space with exposed boarded floors, a captivating carved stone fireplace, and charming exposed beams.
- **Kitchen/Dining Room:** The heart of the home, a spacious open-plan area featuring limestone paved flooring, a warming wood burner nestled within a carved stone fireplace, and a fully fitted kitchen with granite worktops, a central island, and a generous walk-in larder.
- **Garden Room:** A light-filled sanctuary with an oak frame, limestone flooring, and a wood burner, offering panoramic views of the gardens.
- **Study, Boot Room & Utility:** Practical and well-appointed spaces to cater to modern family living.
- **Principal Bedroom Suite:** A luxurious space with dual aspect windows and a private en suite bathroom.
- **Further Bedrooms & Bathrooms:** Two additional bedrooms on the first floor, complemented by a family bathroom, and two further bedrooms and a bathroom on the second floor, perfect for family or guests.
- **Attic Room:** A versatile space ideal for storage or a children’s playroom.

A GARDEN LOVER’S DREAM

The extensive, mature gardens are a true highlight, meticulously landscaped and divided into distinct areas on different levels. Discover:

- **Expansive Lawns:** Perfect for recreation and relaxation.
- **Rhododendron-Lined Borders:** A riot of colour and texture.
- **Bog Gardens & Running Springs:** Encouraging a wealth of water-loving plants.
- **Paved Terraces:** Ideal for al fresco dining and entertaining.
- **Former Grass Tennis Court:** Offering the potential for restoration.
- **Mature Woodland:** A haven for wildlife and a source of natural beauty.



BEYOND THE GARDENS

Explore further afield with:

- **Steep Cleaves:** Areas of bracken and gorse, creating a sanctuary for local wildlife and offering breathtaking views across the Exe Valley.
- **Pasture Paddocks:** Perfect for equestrian enthusiasts, with separate road access.

LOCATION, LOCATION, LOCATION

- **Winsford:** A picturesque Exmoor village with a thatched pub (The Royal Oak), church, village hall, shop (within the Royal Oak), cricket club, and tennis courts.
- **Dulverton (7 miles):** Known as the “gateway to the moor,” offering a good selection of local facilities, including shops, pubs, restaurants, cafés, a primary school, and a medical centre.



- **Minehead (12 miles):** Coastal town with further amenities, including supermarkets and a secondary school.
- **Taunton (24 miles):** The county town, providing a more extensive range of facilities, including a selection of private schools.
- **Tiverton (20 miles):** Accessed via the A396, home to Blundell’s School.
- **Excellent Transport Links:** Access to the M5 motorway at Taunton or Tiverton, and mainline train connections to London (Paddington – 2 hours) from Tiverton Parkway or Taunton.

THE EXMOOR LIFESTYLE

Embrace the unparalleled lifestyle that Exmoor National Park offers. Enjoy:

- **Spectacular Scenery:** Rolling heather-clad moorland, patchwork farmland, steep wooded combes, and a dramatic coastline.
- **Outdoor Pursuits:** Walking, fishing, riding, cycling, and more.
- **Wildlife Haven:** Home to a wide variety of wildlife, including the iconic wild red deer.

PROPERTY INFORMATION

Tenure: Freehold

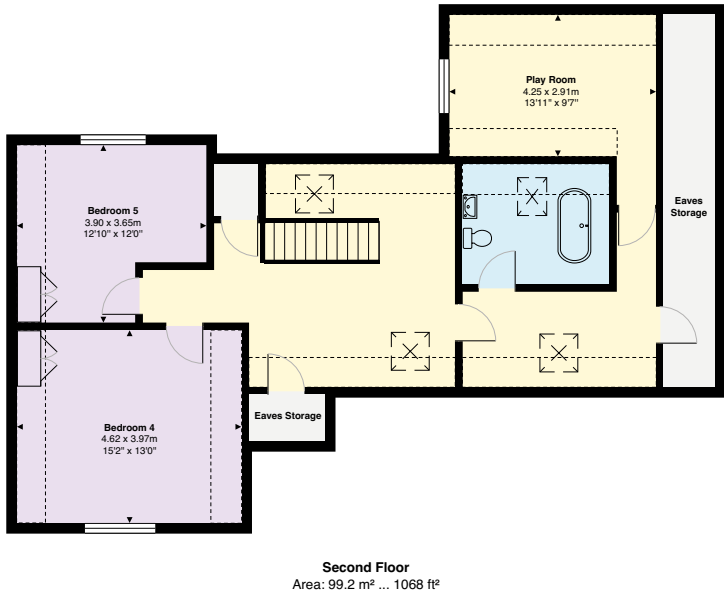
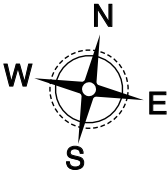
Services: Mains electricity. Private water and drainage. Oil-fired heating.

Local Authority: Exmoor National Park Authority

Council Tax: Band E

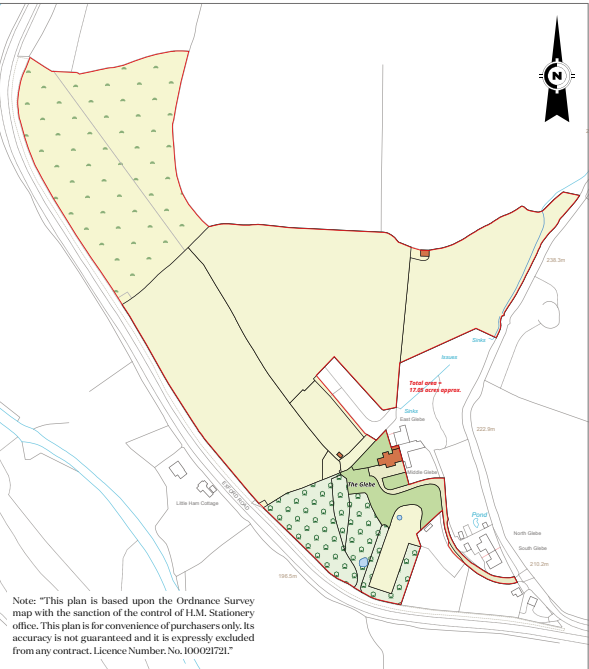
EPC: E

Directions: TA24 7JF



Approximate Gross Internal Area
369.5 sq m / 3977 sq ft

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
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