



Beasley Farm







# Beasley Farm Battleton

Dulverton, , TA22 9HU

Tiverton Parkway 20.3 Miles Taunton 23.3 Miles Dulverton 0.9 Miles

An attractive four bedroom period property situated in an elevated private position with views over Dulverton, surrounded by 11.5 acres of good pasture, a useful array of various stone outbuildings and beautiful formal gardens, vegetable patch and orchard.

- 11.5 Acres
- Paddocks
- Formal Gardens
- Council Tax Band G
- EPC D
- Over 3,000 sq ft of Stone Outbuildings
- Charming Period Features
- Vegetable Patch & Orchard
- Freehold
- 4 Bedrooms

Guide Price £1,250,000

## Stags Dulverton

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## SITUATION

The property is situated in an elevated private position on the outskirts of Battleton on the southern edge of Exmoor National Park. Nearby Dulverton offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library, primary school and recreational facilities.

Tiverton, 14 miles away, offers shopping, entertainment facilities, Blundells School and easy access to the M5 and mainline railway station at Tiverton Parkway. Exeter, 29 miles away boasts a wealth of shopping, and recreational facilities. Exeter Airport offers national and international flights.

The property is well located for walking and riding in the wonderful hills and valleys of Exmoor. Wimbleball Lake is nearby offering lovely lakeside walks, sailing and other water sports

## DESCRIPTION

The private driveway leads to an attractive period four bedroom property situated in elevated private position with views over Dulverton, surrounded by 11.5 acres, various traditional outbuildings, beautiful formal gardens, vegetable patch and orchard. The house is believed to date back to the 16th Century, built between 1500 and 1550 as a Hall House. The house has Victorian and modern additions, the most recent of which were restored by the current owners. The estate farm was owned firstly by the Sydenham Family and subsequently by the Earl of Carnarvon before private sale in 1946.

## ACCOMMODATION

Beasley Farm front door opens into a traditional enclosed porch which leads into a welcoming spacious hallway with stairs to the first floor and a cloakroom.

The farmhouse kitchen is fitted with an array of units, an AGA and room for a large table. Off the kitchen is a useful utility room with separate pantry, WC and back door leading to the outside. The dining room is an impressive formal room filled with a wealth of period features and charm including a fireplace and glazed door out to the garden. In this room can also be found an amazing window panel displaying the old wattle and daub internal wall. From the dining room through a beamed open archway is the drawing room with stunning oak panelling, beamed ceilings and a large open fireplace. The sun room off the rear hall provides a bright space to enjoy the views across the gardens. The snug/informal sitting room has a large inglenook fireplace with bread oven, woodburning stove and views across the gardens.

Upstairs, the master bedroom is an impressive and striking room with vaulted ceiling and attractive beams, with the addition of a dressing room with built in storage leading into an ensuite bathroom. There are two further double bedrooms with wonderful far reaching views, a single bedroom/study and the family bathroom.





### OUTSIDE

Beasley Farm is approached via a private driveway providing a wonderful sense of arrival and expectation of the property to come. The driveway splits one drive leading to ample parking adjacent to the house and the other leading to the outbuildings. The delightful gardens are a real feature of the property which surround the house. The front garden is enclosed by hedges with a central flower border, lawns and shrubs. Immediately in front of the house is a patio from which to sit and enjoy the gardens. To the side is the vegetable garden, fruit cage and orchard.

### OUTBUILDINGS

The property benefits from a significant amount of versatile traditional outbuildings totalling over 3000 sq ft comprising of the former cowshed, stalls, dairy, substantial workshop, stables, and a studio. On the southern side there is a large summerhouse with a decking area enjoying a very sunny position and overlooking the land. Adjacent to the summerhouse is another stone outbuilding. These buildings have so much potential subject to necessary planning permissions to be additional accommodation, home office, gym or work-spaces. Adjacent to the paddocks is a large open sided barn, currently utilized as a tractor shed (outbuilding 6) .

### THE LAND

The land is gently sloping well fenced pasture with water and divided into four fields. Total 11.5 acres.

### AGENTS NOTE

The sporting and mineral rights insofar as they are owned are included within the freehold. The hunting rights are not held with the property.

### SERVICES

Mains water and electricity. Private drainage. There is a garden tap supplied by a spring water supply, please note that another property is permitted to take water from the Spring, LPG gas boiler combination of boiler and AGA for heating and hot water. Ofcom predicted broadband services - Standard 1 Mbps download 1 Mbps Upload. Ultrafast 1000 Mbps 220 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Vodafone & O2. voice and data, Three voice likely, data limited, , External - EE, Vodafone & O2. voice and data, Three voice likely, data limited.

### DIRECTIONS

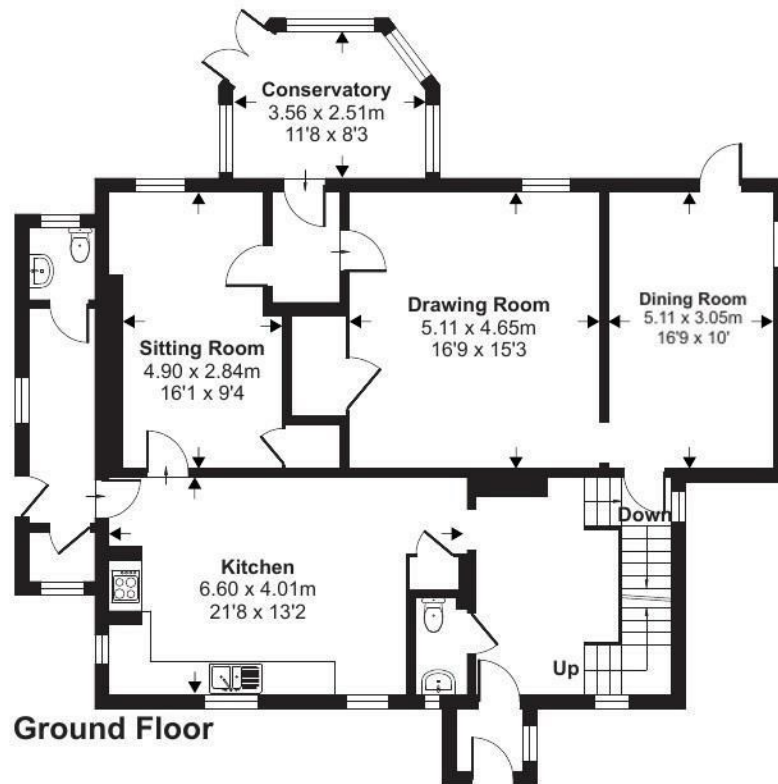
Leave Dulverton over the main river bridge and head south. Follow the road into Battleton and the driveway to Beasley Farm will be found on the right immediately after the last house in Battleton.

### WHAT3WORDS

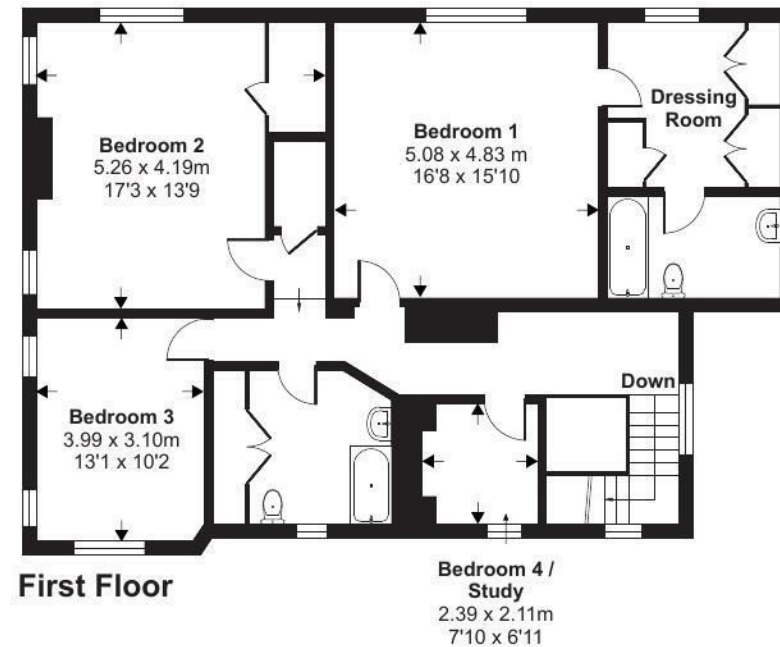
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Approximate Area = 3349 sq ft / 311.1 sq m  
 Outbuildings = 3513 sq ft / 326.3 sq m  
 Total = 6862 sq ft / 637.4 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1149553



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		<b>67</b>
		<b>88</b>
	EU Directive 2002/91/EC	



