



H I G H E R C O M B E H O U S E





Highercombe House

Dulverton, TA22 9PT

Dulverton 2.5 miles • Taunton 27 miles • Tiverton 16.4 miles

A substantial Grade II listed country home set within the heart of Exmoor National Park, offering exceptional versatility with five properties on site offering either long-term rentals, multi-generational accommodation or holiday cottages. The property is complemented by paddocks, landscaped gardens, stables, outbuildings and a menage; providing a rare blend of character and practicality in a stunning rural setting.

- Grade II Listed
- Exmoor National Park
- Multi-Generational Living
- Holiday Cottages
- Paddocks
- Stables, Ménage & Outbuildings
- Freehold
- Biomass (RHI) Central Heating/DHW throughout.

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Introduction

Highercombe House is an impressive and spacious Grade II Listed country home, situated amidst Exmoor National Park. As a farm it is believed to date back to the 15th century, the property then became a hunting lodge acquired and extensively extended in the 18th century by Sir Thomas Dyke Acland. This distinguished residence seamlessly combines historical charm with modern comforts.

Altogether Highercombe offers a substantial main house, three smartly presented holiday cottages, an annexe/flat in the east wing of the main residence. The property with its landscaped gardens and paddocks extends to approximately 8 acres. The grounds also include a menage, stables and additional outbuildings; providing excellent facilities for equestrian enthusiasts or those seeking a versatile country estate capable of generating a substantive income if sought.

Situation

Set in the heart of Exmoor National Park, Highercombe House enjoys an enviable setting amidst rolling countryside and unspoiled natural beauty. Located just 2 miles from the historic market town of Dulverton, the property benefits from both tranquillity and convenience, with easy access to local amenities. The larger towns of Tiverton and Minehead are both within a 30-minute drive, offering a broader range of shopping, dining and recreational facilities. Meanwhile the M5 motorway and Tiverton Parkway railway station provide excellent transport links to Bristol, Exeter and London; making Highercombe House both a peaceful retreat and a well-connected residence.

Exmoor's rugged landscape with its sweeping moorlands, wooded valleys and riverside walks, provides a spectacular backdrop for outdoor pursuits, including hiking, riding and fishing. The renowned Tarr Steps, a medieval clapper bridge spanning the River Barle is just 2 miles away offering stunning walking routes and picnic spots.

The property itself is approached via a sweeping driveway flanked by mature trees and gardens culminating in a central courtyard that provides ample parking for the Main House. Other private parking areas service the extensive other accommodations and outbuildings. This private yet accessible location offers the perfect balance of rural seclusion and modern convenience, ideal for those looking to immerse themselves in the beauty of Exmoor while maintaining strong connections to the wider South West region and beyond.



Highercombe Cottage



The Stables



Garden Flat



Main House

The ground floor of Highercombe House combines period elegance with functional family living. Entering through the formal front door, the Games Room features a log burner within a large open fireplace sets a welcoming tone.

To the left, the Drawing Room exudes timeless charm with tall windows, original shutters, and a central open fireplace with French windows opening into the garden. The adjoining Dining Room is even more impressive, with wood flooring and a cosy reading alcove, with the original front door to the garden that continues the classic aesthetic and flow of the rooms.

The Family Room offers a relaxed atmosphere, with a focal wood burner, whilst the Kitchen stands as a striking blend of old and new, featuring a grand fireplace with another wood burner, two bread ovens, and underfloor heating beneath engineered oak wood flooring.

Towards the rear, the Study provides a secluded workspace, and the Utility/Boiler Room offers ample storage and practicality. Each room flows seamlessly into the next, creating a cohesive layout that balances character and comfort. For everyday living the back doors enable practical entrances into the kitchen and hallway with downstairs WC. An additional mid stair bathroom services the first floor.

A Cellar lies beneath most of the footprint of the house and is split into 6 large rooms with a connecting corridor, currently used for storage but which previously accommodated the 18th kitchen and servants' quarters. The back up oil fired condensing boiler is housed here.

The first floor offers a versatile layout combining spacious family living with adaptable accommodation options.

The Principal Bedroom enjoys expansive views over the front lawn and surrounding countryside with a comfortable ensuite Bathroom. Bedrooms 2 and 3 both feature en-suite shower facilities with Bedroom 4 a useful addition.

The Garden Flat, accessible internally and through a separate external entrance, includes a spacious Kitchen and lounge area, separate shower room and Bedroom. This self-contained space is ideal for independent living, multi-generational use, or as a rental unit, maintaining privacy while still being part of the main house. This flat can be seamlessly incorporated into the main house or positioned with private access to the second floor if preferred.

The top floor of the house consists of three bedrooms, a spacious Bedroom 5 at the front and two smaller rooms, Bedrooms 6 and 7 at the rear. A Family Bathroom serves this floor.

Outside

The gardens at Highercombe House provide a picturesque and versatile setting, combining formal lawns with natural landscaping. The front lawn is framed by mature trees and hedging, creating a sense of privacy and grandeur with a discretely sunken Hot Tub, Summer House and brick BBQ to one side of a walled rose garden.

To the side and rear the grounds open to informal gardens with perennial beds, established shrubs and expansive lawns; ideal for entertaining or quiet relaxation. A paved terrace offers a sunny spot for alfresco dining, with direct access through to the ground floor Drawing Room.

Beyond the main gardens lie approximately 4 acres of paddocks, perfect for equestrian use, complemented by a menage. A range of outbuildings, including stables, a tack room, and a workshop further enhance the versatility of the grounds.

Stables

The 19th century Stables at Highercombe House are a beautifully converted stone-built, link-attached property centred around a sheltered courtyard with floor-to-ceiling windows that overlook the courtyard. Inside a spacious Kitchen with exposed beams and flagstone floors (UFH) flows into a bright Sitting Room with vaulted ceilings and a wood burner.

The Stables includes three bedrooms, with Bedroom One benefiting from an en-suite shower room, and a Family Bathroom serving the remaining bedrooms.

The Coach House

The Coach House is a stone-built one bedroom property the other side of the courtyard to the Stables. It features an open-plan Kitchen and Sitting Room, a Bedroom with Shower Room, next to an attached double Garage.

The Cottage

The Cottage is an attached, self-contained country property originally built (circa 1905) as a farm worker's cottage. The ground floor includes a Kitchen and a Sitting Room/potential third bedroom, with a separate shower room and utility spaces. Upstairs, there are two bedrooms both with ensuite bathrooms alongside a generously sized Lounge with further wood burner.

Menage & Stables



Services

Central heating to all properties and hot water are provided by a biomass pellet boiler (benefitting from the Government's commercial RHI Submission Scheme) with an oil-fired backup system. Water is sourced from a private borehole via a small water treatment plant. Drainage is via a biodigester system. Superfast Mast Satellite Broadband is available to all the properties on site.

Directions

From Dulverton, follow Lady Street onto Northmoor Road, winding alongside the River Barle. After three-quarters of a mile, turn right towards Exford. Continue uphill, and after a sharp left bend, the entrance to Highercombe House is a further circa 250 metres on the right, framed by stone walls and a mature beech hedge.

For precise location, use **What3Words**: [///shaded.trails.retreat](#).

Agents Note

There was previously Japanese Knotweed located on the property which has been successfully treated by the Exmoor National Park management programme, still professionally monitored, please ask the agent for more details. There is restricted access over the top of the driveway for the neighbouring property, Highercombe Bungalow.

Sporting Rights

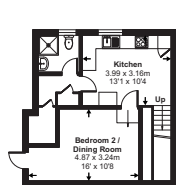
The hunting and sporting rights are held with the Badgeworthy Land Company but have not been exercised for very many years.

Local Authority

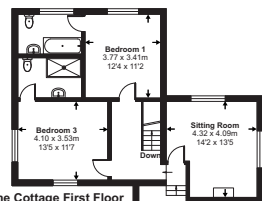
West Somerset, Council Tax G Main House, Cottages Council Tax A

Disclaimer

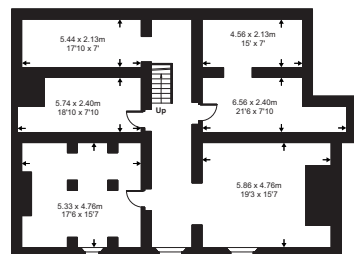
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



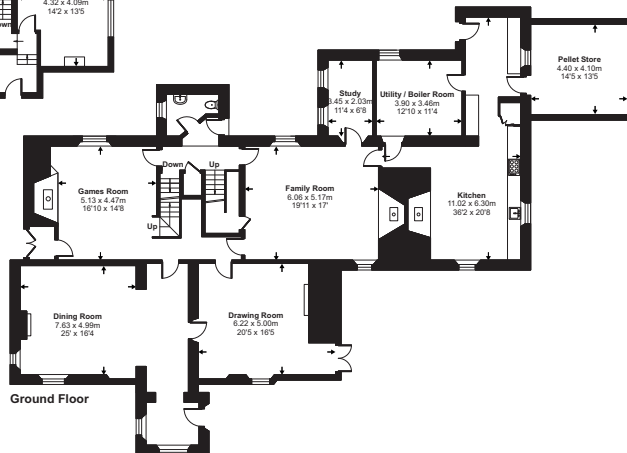
The Cottage Ground Floor



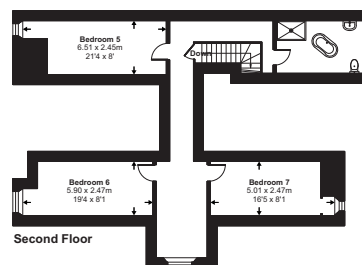
The Cottage First Floor



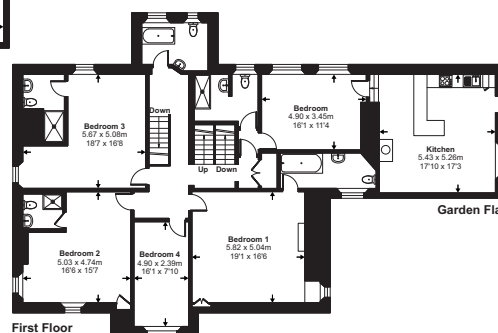
Cellar



Ground Floor

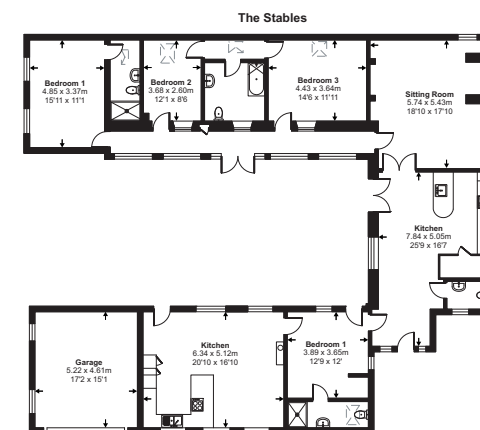


Second Floor

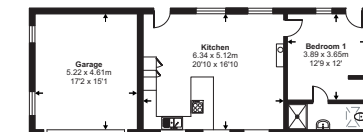


First Floor

Garden Flat



The Stables



Coach House



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