



Wildanhow Lodge







# Wildanhov Lodge

Brushford, Dulverton, , TA22 9AW

Brushford Village. Dulverton 2 miles. Tiverton 12 miles.

An immaculately presented four-bedroom home in the sought-after village of Brushford, featuring a beautiful south-facing garden with a unique old railway bridge, and a generous driveway offering ample parking. EPC: D.

- Immaculately presented bespoke home
- Village location
- Driveway with ample parking
- Master bedroom with en-suite
- Council Tax: F.
- 4 bedrooms
- Stunning south facing garden
- Open plan aspect
- Solid Oak flooring throughout
- Freehold

Guide Price £625,000

## Stags Dulverton

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@StagsProperty

## SITUATION

The property is situated on the outskirts of the small village of Brushford on the southern edge of Exmoor National Park. Brushford offers a range of amenities, including a shop, the village hall, Church of St Michael and buses to Dulverton and Tiverton.

Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school. There are also good recreational facilities. Tiverton, which is 12 miles offers further shopping and entertainment facilities and the well-known Blundells School, together with easy access to the M5 and mainline railway station at Tiverton Parkway. Exeter, 29 miles boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city, offering 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

Wildanhow Lodge is situated in the village of Brushford. The property offers spacious accommodation over two floors. A great deal of thought has gone into the design to compliment the house, with the use of the finest materials including solid oak oak flooring and doors and bespoke windows with self cleaning glass and were recently replaced in 2024 and 2025. Outside is a driveway with ample parking and a beautiful garden enhanced by an attractive stone railway bridge, a unique heritage feature that once was part of the former Taunton to Barnstaple railway line, the line closed in 1966. Wildanhow Lodge was built by the current owners in 2007.





## ACCOMMODATION

Upon entering the property, you are greeted with a spacious entryway which leads conveniently through to the open plan kitchen / dining area and living area. The kitchen is practically fitted with appliances, including an oven, hob and dishwasher. There is also space for an integrated fridge freezer. The kitchen has fitted wall and base units and is finished with a breakfast bar offering storage and seating. Off the kitchen is a purpose-built utility offering extra cabinetry, a deep Belfast sink and space for appliances. From the kitchen is the dining room, which is a spacious and light room with French doors leading out to the garden. The living room is complimented by a brick feature fireplace with a Clearview Double Woodburner and large picture windows, providing seamless integration of indoor and outdoor spaces. Also, on the ground floor is the master bedroom with an en suite shower room, a further generous size double bedroom with built in cabinetry. There is also a further bathroom down stairs which has been excellently finished with a basin unit offering storage, walk in shower, an electric towel rail and is fully tiled.

The oak stair case rises to the first floor of the property, where you will find bedroom 2, an exceptionally spacious, dual aspect double bedroom with a velux window, which benefits from a built in wardrobe on the landing outside the entrance to the room. Bedroom 4 is also upstairs, its a versatile room which offers additional accommodation but also could be used as an office. Finishing upstairs is a stunning gallery with a vaulted ceiling, another flexible room which is currently used as a second sitting room but would also work well as a study.

## OUTSIDE

You are welcomed to Wildanhow Lodge by double wooden gates that lead in to the driveway which provides ample parking and various outbuildings such as a car port, log store, shed and bike store. At the back of the property is a south facing garden with a modern decking offering areas for seating which looks over the grassed lawn which is boarded with hedging and shrubbery. There is a beautiful, stone railway bridge on the boundary of the back garden, which was part of the Taunton to Barnstaple line which closed in 1966.

## SERVICES

Mains electricity, water and drainage. Electric heating and ADM heat recovery system. Mobile data services available. Standard, Superfast, Ultrafast broadband available. OFCOM 2026.

Local authority: Somerset Council.

## VIEWING

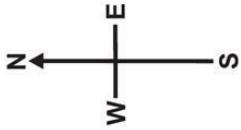
Strictly by appointment with the agents.

## DIRECTIONS

From Dulverton take the B3222 south through Battleton. Upon entering Brushford, turn right immediately before the shop into New Road Brushford. Pass the village hall and shortly after, Wildanhow Lodge will found on the left.

## WHAT3WORDS

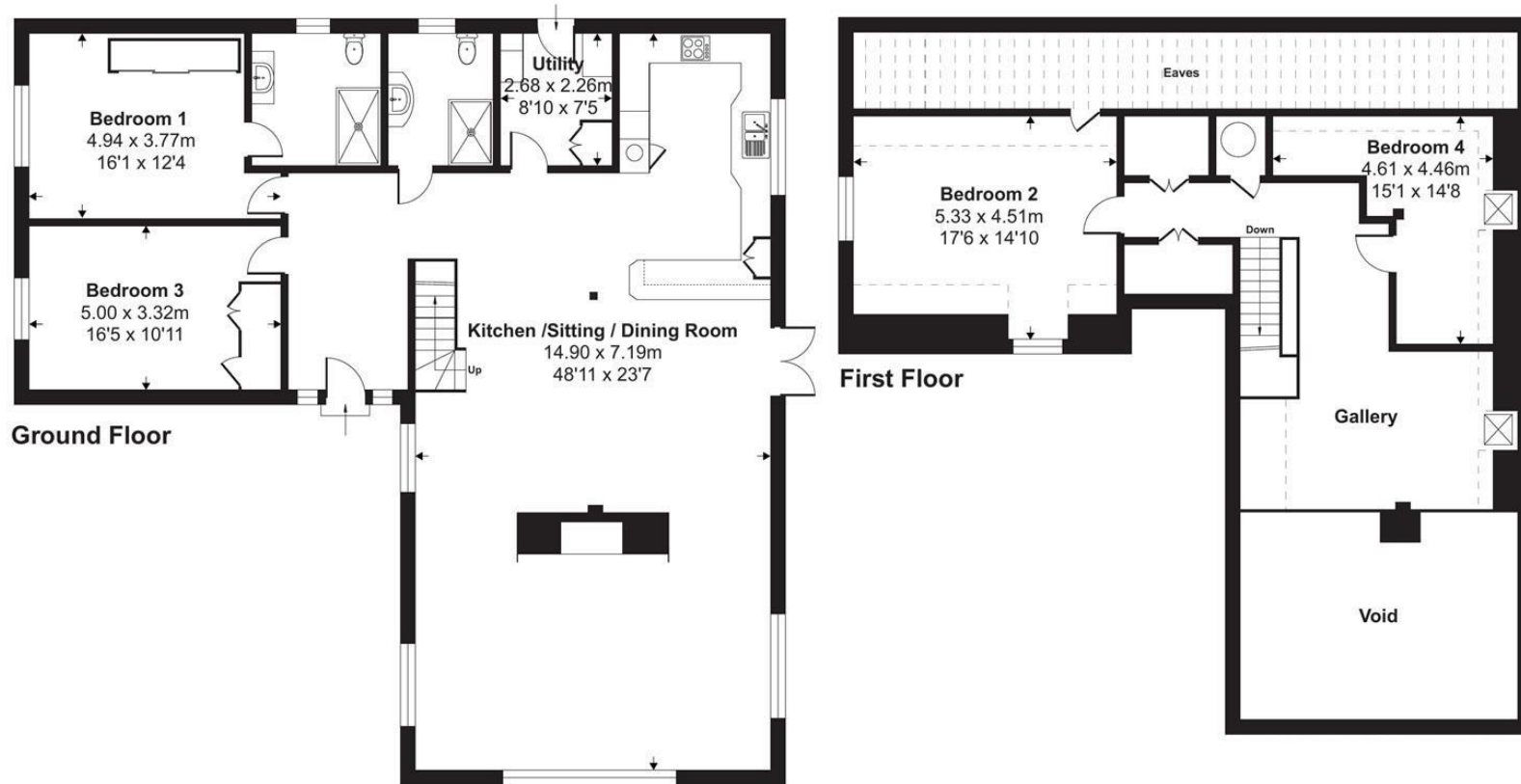
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Denotes restricted head height

Approximate Area = 2423 sq ft / 225.1 sq m (excludes void)  
 Limited Use Area(s) = 364 sq ft / 33.8 sq m  
 Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1478532



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



