



LURLEY MANOR

Near Tiverton, Devon



AN HISTORIC COUNTRY HOME WITH SECONDARY ACCOMMODATION, EXTENSIVE AND ENCHANTING GARDENS AND ARBORETUM IN THE HEART OF MID DEVON

Summary of accommodation

Ground Floor: Hallway | Cloakroom | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Laundry room

First Floor: Four bedrooms | Bathroom | Shower room

Annexe: Kitchen | Living/dining area | Three bedrooms | Shower room

Two Cottages: Kitchen/dining/sitting room | Bedroom | Bathroom

Outside: Garage | Greenhouse | Loggia | Outbuildings | Landscaped and formal gardens | Kitchen garden | Arboretum | Orchard | Two ponds | office/craft cabinet

In all about 4.32 acres

Distances: Tiverton 2.5 miles, Tiverton Parkway Station and M5 (Junction 27) 11 miles, Exeter 17 miles, Taunton 24 miles
(All distances are approximate)

Guide price: £1,270,000

SITUATION

The tiny hamlet of Lurley is situated in the heart of the rolling countryside of Mid Devon. Nearby is the village of Calverleigh with its pretty church, village hall and pub, and, within easy reach to the east, is the market town of Tiverton with its 17th century castle, canal, pannier market and excellent range of local amenities including supermarkets, shops, hospital, leisure centre, cinema, cafés and restaurants, as well as primary and secondary schools, golf course and private education with Blundell's School. Close by is the National Trust owned Knightshayes Court with its gardens, parkland and arboretum.

The area is known for its unspoiled rolling farmland and, not far away to the north, is Exmoor National Park, renowned for its beautiful scenery and dramatic coastline. There is easy access, along the A361, to Barnstaple and the spectacular North Devon coast with its sandy surf beaches.

From Tiverton, the A361 dual carriageway provides quick access to Junction 27 of the M5 motorway, beside which is Tiverton Parkway Station with mainline connections to London (Paddington), via Taunton, or to the university and cathedral city of Exeter, with its comprehensive selection of cultural, leisure, shopping and sporting facilities, as well as an airport.

THE PROPERTY

Lurley Manor is a charming property situated off a small country lane on the edge of the hamlet, surrounded by its own enchanting gardens and grounds.

The house is Grade II listed, and stated as being late 15th/early 16th century, re-modelled in the 17th century and extended in the early 20th century.





The house provides spacious family accommodation of considerable character and charm and retains many of its original features, including the studded front door beneath the porch, oak doorways with Tudor arches, inglenook fireplaces, exposed ceiling timbers with chamfered beams and a wide spiral staircase.

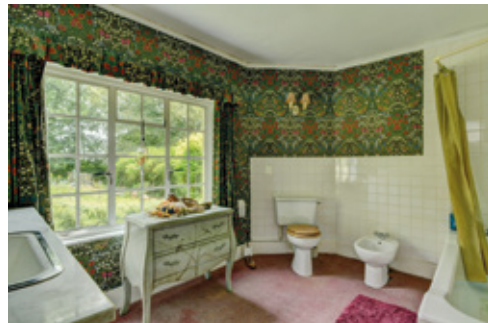
There are three good sized, south-facing, reception rooms with fireplaces, and the kitchen/breakfast room with AGA overlooks the kitchen garden and arboretum. On the first floor are five good sized bedrooms, four of which also face south.

The owners have created a separate, self-contained annexe at one end of the house with three bedrooms (although this could equally be incorporated into the main house if required) and two outbuildings within the grounds have been converted into charming one-bedroom cottages, known as Bluebell and Magnolia Cottage. Each have enclosed garden areas and are run as successful holiday lets.

The previous owners created beautiful gardens and an arboretum over a number of years, taking full advantage of the lovely, sheltered, south facing location, and also developed the Plant Heritage National Collection of Geums, together with many varieties of snowdrops in early Spring.

The entrance driveway leads up from the approach road to the neighbouring farm, to the parking and turning area and double garage. There is a lean-to greenhouse adjoining the house and the formal gardens are to the south and east of the house, with two interconnected lawns fringed by plant borders, box hedging and ornamental shrubs and trees, including mulberry, bay, oak and beech.

To the rear of the house is the kitchen garden and a grass tennis court area. The arboretum beyond contains a wide variety of trees and shrubs including Pere David's maple, Chilean firetree, Mexican orange, Black gum, Honey locust, Mountain black cherry etc. A stream flows down to an orchard with fruit trees including apple, pear and medlar. Below the house is a log store.





Cottage



Annexe



Cottage



Annexe



PROPERTY INFORMATION

Tenure: Freehold

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

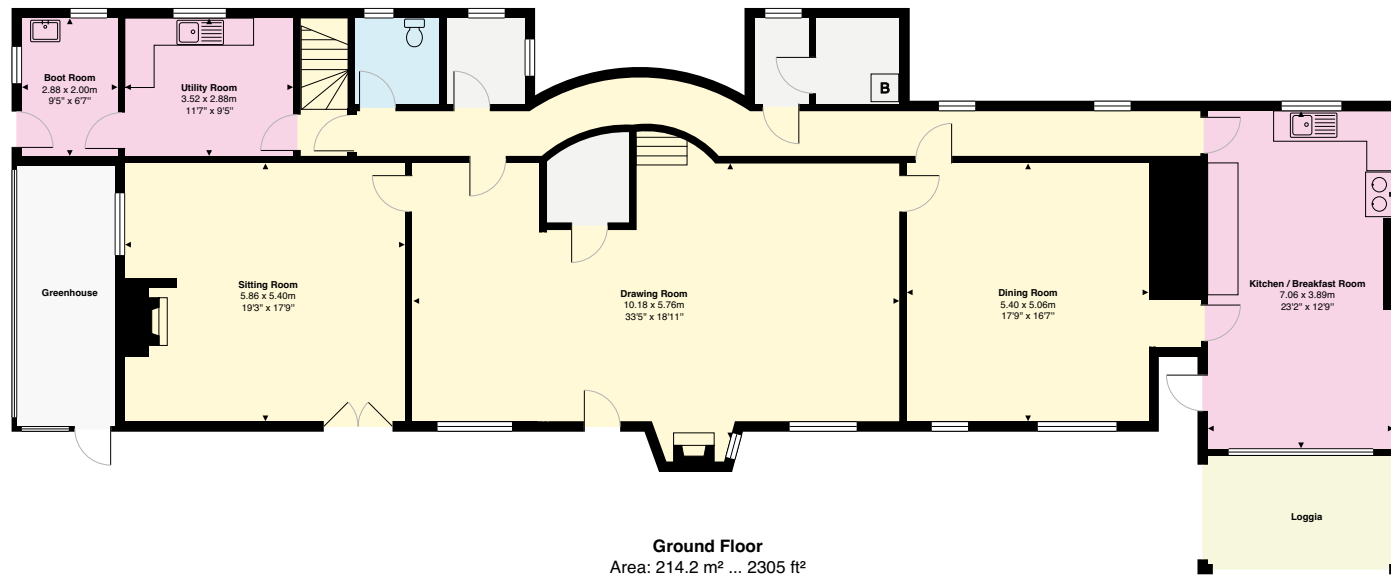
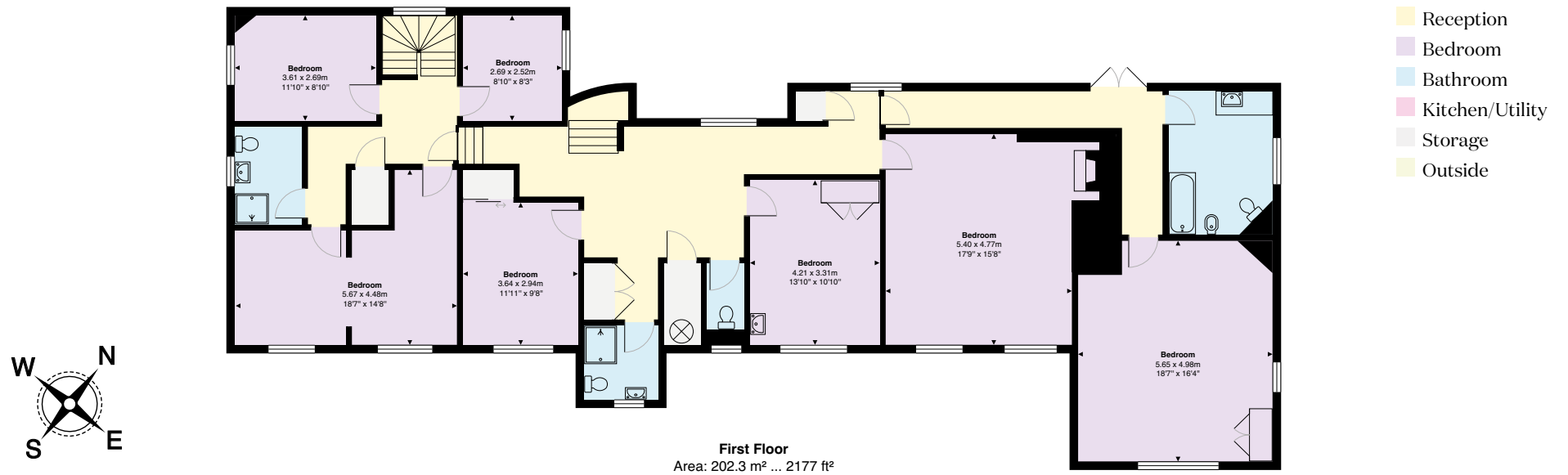
Local Authority: Mid Devon District Council: 01884 255255

EPC: E

Council Tax: Band G

Directions: EX16 9QS





Approximate Gross Internal Area
416.4 sq m / 4483 sq ft (excluding greenhouse)

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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