



CROFT FARM

Brushford, Near Dulverton, Somerset



A BEAUTIFULLY RENOVATED AND IMMACULATELY PRESENTED FARMHOUSE WITH A SEPARATE BARN CONVERSION

Set in an idyllically peaceful and private setting, extending to over 55 acres of pasture and woodland, overlooking a quiet valley on the fringe of Exmoor

Farmhouse

Ground Floor: Reception hall | Open plan kitchen/dining/sitting room | Snug | Office | Utility room | Boot room

First Floor: Principal bedroom/shower room suite with balcony | Guest bedroom/shower room suite
Bedroom with mezzanine | Two further bedrooms and family bathroom | Attic room office

Barn

Ground Floor: Reception hall | Kitchen/dining room | Family room | Utility room | Bedroom/bathroom suite

First Floor: Principal bedroom/shower room suite | Three further bedroom/shower room/bathroom suites

Outbuildings: Double garage and gym (planning for second storey studio) | Triple carport | Games room

Grounds: Terraces and landscaped gardens | Pastureland | Copse | Woodland | Stream and two spring fed lakes

In all about 56.58 acres

Distances: Dulverton 3 miles, Tiverton 13 miles, Tiverton Parkway Station 20 miles, Taunton 26 miles, Exeter 29 miles
(All distances are approximate)



Not far away is Wimbleball Lake, providing opportunities for fishing, sailing and other water sports. The property is on the doorstep of Exmoor National Park, renowned for its spectacular scenery and dramatic coastline, with its heather clad moorland and wooded combs bisected by rushing streams and rivers, and there are many opportunities locally for walking, riding, fishing, cycling etc.

Within easy reach is the stunning North Devon coast with its sandy surf beaches at places such as Saunton Sands, Croyde, Putsborough and Woolacombe.

Via Tiverton and the A361 dual carriageway, there is access onto the M5 motorway at Junction 27, beside which is Tiverton Parkway Station with regular mainline connections to London (Paddington). At Exeter there is an airport with flights to both domestic and international destinations and Bristol Airport is just over an hour's drive from junction 27.

SITUATION

Croft Farm is situated amidst the unspoiled and peaceful rolling farmland of the Somerset/Devon borders, just outside the southern edge of Exmoor National Park.

The small village of Brushford, approximately 1.5 miles away, has a church, village hall, shop and garage. Nearby is the picturesque town of Dulverton, known as the “gateway to Exmoor”, with its fine five-arched bridge spanning the River Barle. Dulverton benefits from an excellent selection of independent shops, including village stores, a butcher, delicatessen, greengrocer and post office, as well as a health centre, vet's surgery and primary school. There is also a wide choice of cafés, pubs and restaurants, including the popular Woods Bar and Restaurant.

Within an easy drive, down the Exe Valley, is Tiverton, with supermarkets, leisure centre and golf course, Blundell's School. There are further excellent private schools in West Buckland, Wellington, Taunton and Exeter.



THE PROPERTY

Croft Farm is situated in an idyllically peaceful and private setting, at the end of a long private drive, overlooking a beautiful, unspoiled, quiet valley on the fringe of Exmoor.

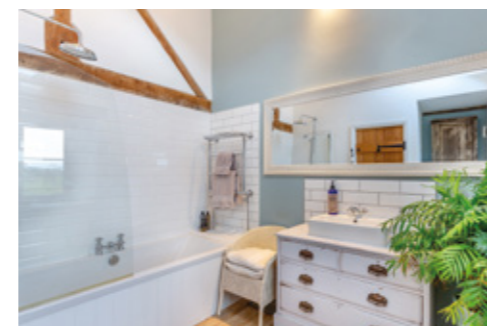
The farmhouse has been thoroughly and stylishly renovated and modernised making full use of space, light and the gorgeous, rural, views, whilst retaining its period character, including such features as exposed timbers, original flooring and exposed stone walls, thus combining period character and charm with high quality fixtures, fittings and décor throughout.

In addition to the farmhouse, is a beautifully converted and immaculately presented barn conversion, providing 2,300 square feet of luxurious accommodation, also taking full advantage of the delightful setting and views, and currently used as a successful holiday let. The Barn has been running for 9 years with consistent 5 star ratings and brings in an incredibly good turnover each year, generating brilliant interest.

Both the farmhouse and barn face south and benefit from stunning views over the unspoiled, quiet valley and surrounding rolling countryside, providing genuine tranquillity.

Off the reception hall, with an exposed boarded floor, is the impressive, spacious, light and open plan kitchen/dining/sitting room, also with exposed boarded flooring and fully fitted kitchen with four oven AGA and island with breakfast bar and wine cooler, making full use of the wonderful setting and views, with bi-fold and French doors opening to the terrace and gardens.

On the other side of the hall is the cosy snug with a lovely fireplace with woodburner and adjoining office, and, on the first floor, the principal bedroom has fitted wardrobe cupboards, en suite shower room and French doors to a wide balcony with wooden balustrade affording lovely views over the quiet valley. There is a further bedroom/shower room suite on this floor and three further bedrooms, one with a mezzanine, as well as stairs up to a useful attic office.



The barn is also stylishly and imaginatively designed, making full use of the setting, incorporating the open plan kitchen/dining room with fitted kitchen and bi-fold doors opening to a broad paved terrace overlooking the valley, and large L shaped family room with exposed boarded flooring and fireplace with woodburner. There is a bedroom/bathroom suite on the ground floor and four more comfortable suites with exposed roof timbers on the first floor.

GARDENS AND GROUNDS

The long tarmac entrance drive leads down to a wide gravel courtyard beside the house and barn, and there are a range of useful outbuildings, including an open fronted car port/implement store with adjoining games room with bi-fold doors, as well as a double garage and adjoining gym (with planning permission for a second storey studio).



Bi-fold and French doors from the kitchen/dining/sitting room open to a broad paved terrace wrapping around two sides of the house and providing an idyllic spot for outside dining, sitting and admiring the glorious views over the valley. Around the house are landscaped gardens, including a raised, decked, terrace area. Bi-fold doors from the barn also open to a paved terrace with gorgeous views and there is a separate enclosed garden, a hot tub and two 'field' golf holes.

The house and barn are ring-fenced by their own land, which has considerable interest, being divided into a number of gently undulating and sloping pasture paddocks and wildlife areas. The land incorporates a small cluster of old sheep sheds, a six acre mature copse surrounded by fields, and another block of woodland in the valley bottom, bordering the stream, where there are also two delightful, small, spring fed, lakes with jettys for wild swimming and boating (the first of the lakes has drawings available for a log cabin).

In all the land extends to just over 55 acres.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. LPG heating for farmhouse. Ground source heat pump for barn.

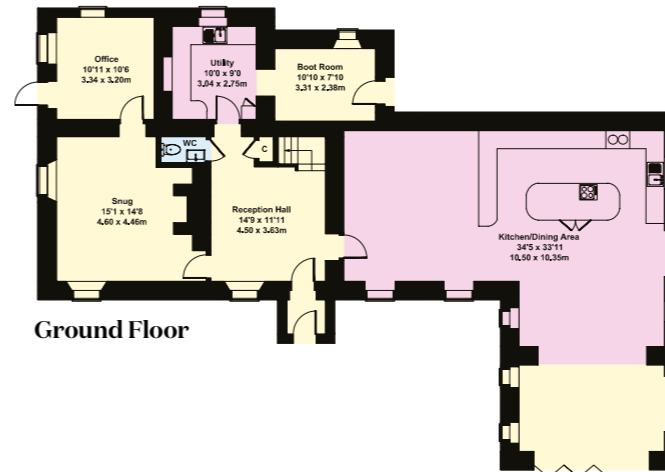
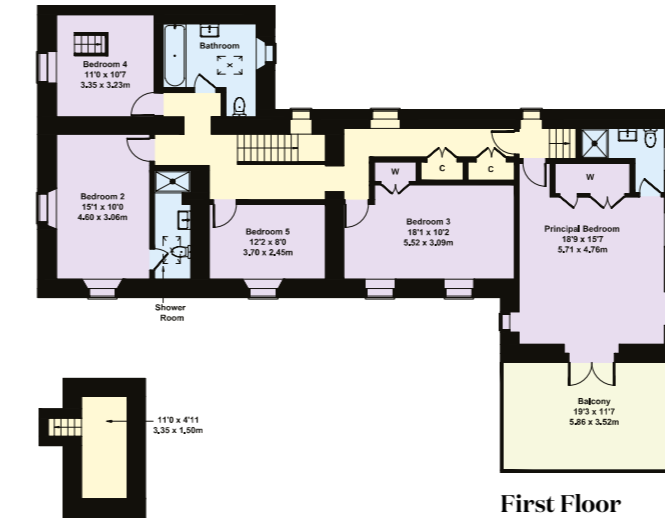
Local Authority: Somerset Council: 0300 304 8000

EPC: D

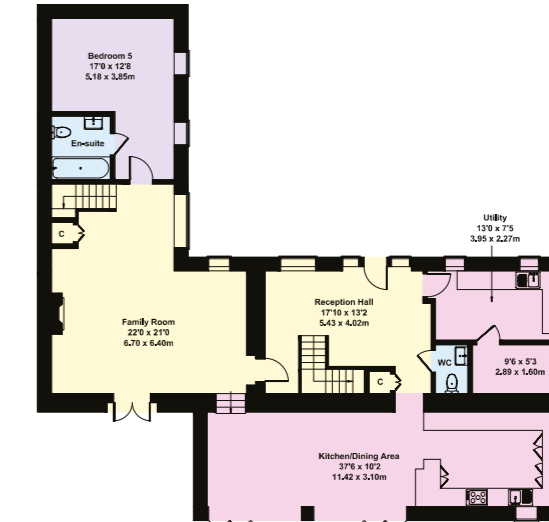
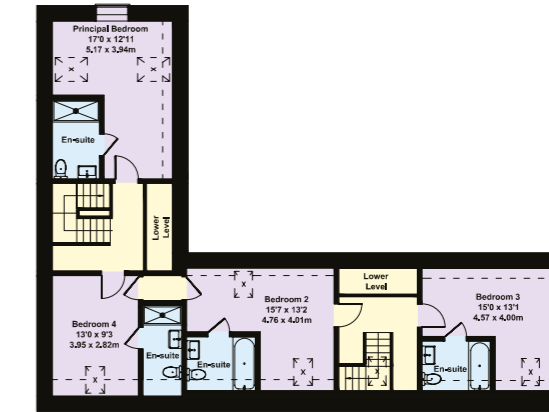
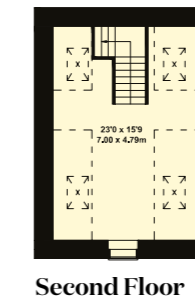
Council Tax: Band G

Directions: TA22 9RS



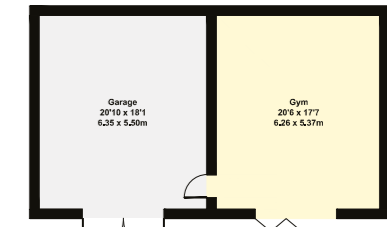


Approximate Gross Internal Area
7266 sq ft - 675 sq m



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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



I would be delighted
to tell you more.

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