



BROOMBALL

East Anstey, Devon



AN ELEGANT AND SPACIOUS EDWARDIAN HOME WITHIN EXTENSIVE GARDENS AND GROUNDS ON THE EDGE OF A SMALL, PEACEFUL, VILLAGE CLOSE TO THE EDGE OF EXMOOR

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room

First Floor: Principal bedroom/bathroom suite | Four further bedrooms, Shower room | Bathroom

Outside: Garaging | Stables and outbuildings | Landscaped gardens with wildlife pond and summerhouse | Pasture paddock

In all about 4.87 acres (1.97 hectares)

Distances: Dulverton 5 miles, Bampton 8.5 miles, South Molton 13 miles, Tiverton 14 miles, Taunton 34 miles, Exeter 38 miles
(All distances are approximate)

Guide price: £1,475,000

SITUATION

East Anstey is a unique, peaceful village with a strong community situated amidst the gorgeous rolling farmland of the Devon and Somerset borders, just outside the edge of Exmoor National Park. In the village is the church with a 15th century tower, primary school and village green with children's play area.

Within easy reach is the larger, beautiful, village of Dulverton, known as the 'gateway to the moor', and providing an excellent range of local facilities, including shops, village store, post office, chemist, doctor's, dentist's and vet's surgeries, library, church, primary school, pubs, cafés and restaurants. A little further away are Bampton and South Molton, also offering a good selection of local amenities, including supermarket, indoor pannier market and secondary school in the latter.

Down the Exe Valley is Tiverton, with more extensive facilities including supermarkets, hospital, leisure centre and golf course.

Private schools in the area include Blundell's in Tiverton, West Buckland, Wellington and a choice in Taunton and Exeter.

Exmoor is renowned for its spectacular scenery with its rolling heather-clad moorland, wooded combs bisected by rushing streams and rivers and dramatic coastline, as well as its abundant wildlife, being home to the wild red deer, and there are many opportunities for walking, cycling, riding, fishing etc. on the doorstep. Also within easy reach, along the A361 from South Molton, is the stunning North Devon coast with its sandy surf beaches.

There is easy access down the Exe Valley to Tiverton and along the A361 to junction 27 of the M5 motorway, beside which is Tiverton Parkway Station, providing regular services to London (Paddington).





THE PROPERTY

Broomball is set at the end of a long private entrance drive, overlooking its extensive gardens and grounds, close to the historic church, on the edge of the village.

Within very easy reach, about 3.5 miles away, is glorious Anstey Common and Molland Moor, providing wonderful walking/riding on the open moor, within the National Park.

Broomball is an elegant and substantial Edwardian house, facing essentially south. The long front entrance drive leads in from the road and up through the grounds and gardens to a parking and turning area beside the house, which is beautifully presented and benefits from the well-proportioned, high-ceilinged rooms typical of the architectural period, providing very spacious and light family accommodation.



The period character and charm has been retained and features include decorative cornicing, picture rails, parquet flooring in the reception hall, bay windows in the sitting and dining rooms, attractive fireplaces with ornate surrounds, exposed boarded floors in the sitting room, dining room and study, and a woodburner and fitted shelving in the study. The kitchen/breakfast room has a fitted kitchen with island and a fireplace incorporating an oil fired AGA. All four of the main rooms face south overlooking the grounds.

There are five spacious bedrooms in total, including a lovely principal bedroom. The principal bedroom and three of the remaining bedrooms enjoy a south-facing aspect, overlooking the beautiful gardens and grounds.





Surrounding the house are extensive and beautifully maintained landscaped gardens, designed and planted by the Bonham-Carters, featuring sweeping lawns, banks and well-stocked borders planted with a vibrant array of mature trees and shrubs, including magnificent rhododendrons. The grounds also include paved terrace areas, a charming treehouse, and a delightful wildlife pond with a wooden bridge leading to an island. Beside the pond sits an octagonal summerhouse with its own terrace, providing a wonderful setting in which to enjoy the gardens and surrounding scenery.

Wrought iron 'estate' fencing separates the gardens from an extensive, gently sloping, pasture paddock.

Beside the house is an outbuilding and stores and the driveway forks to a rear drive leading out to Broomball Lane, beside the entrance to which is a useful range of outbuildings including two garages with storage above, log store, four loose boxes and a further store building.







PROPERTY INFORMATION

Tenure: Freehold

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

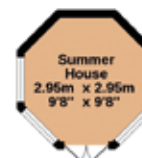
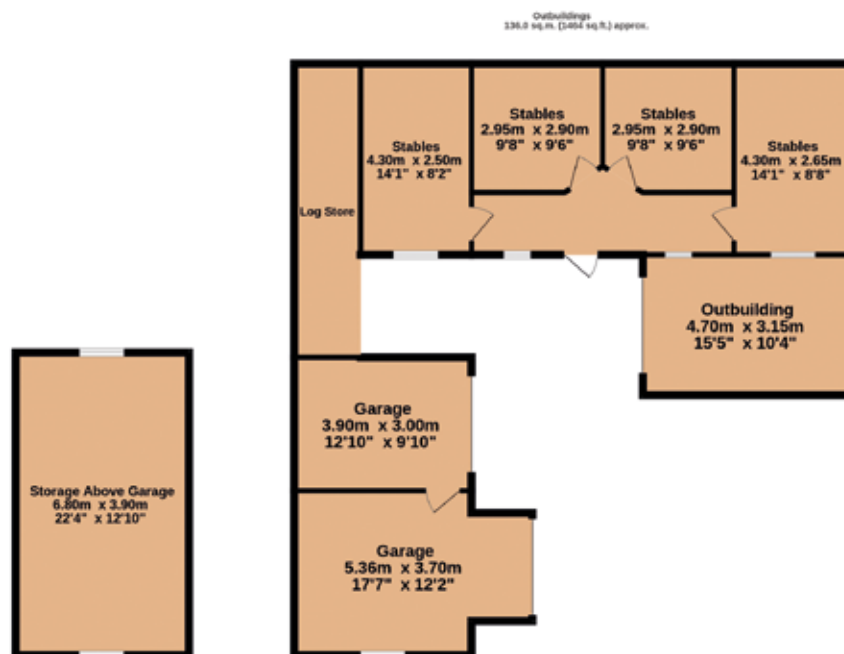
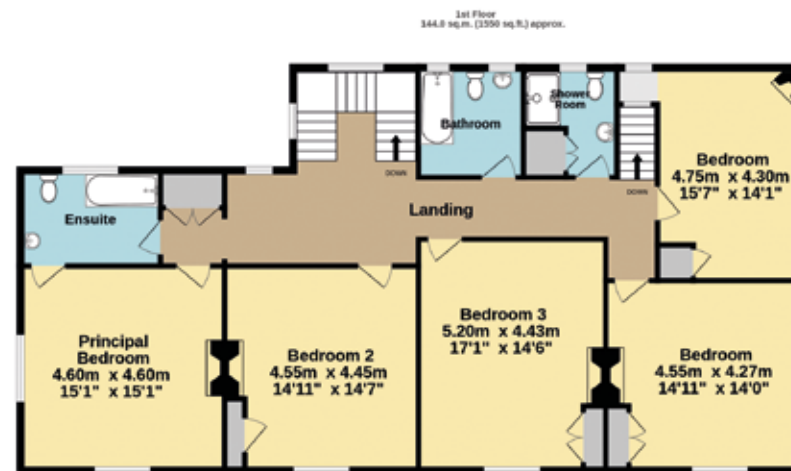
Local Authority: North Devon Council: 01271 327711

EPC: C

Council Tax: Band G

Directions: EX16 9JN





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

Approximate Gross Internal Area
445.0 sq.m. (4790 sq.ft.)

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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