

The background of the entire image is a high-angle photograph of Netherton Hall, a large white stone mansion with a grey roof and multiple chimneys. The house is set on a hillside, surrounded by lush green lawns and mature trees. In the foreground, a well-manicured hedge runs across the frame, with a stone wall below it. To the left, a swimming pool and a tennis court are visible. The sky is clear and blue, and the overall scene is bright and sunny.

NETHERTON HALL

Farway, Devon



STUNNING MANOR HOUSE AND FORMAL GROUNDS IN AN AREA OF OUTSTANDING NATURAL BEAUTY NEAR THE JURASSIC COAST

Netherton Hall is the major part of a tastefully updated country house, set within a charming village, with spectacular views out over the surrounding countryside.

Summary of accommodation

Ground Floor: Two open porches | Hall | Drawing room with minstrels' gallery | Family/games room | Study | Kitchen/dining room
Utility room | Rear hall | Cloakroom | Courtyard | Suite of cellars

First Floor: Landing | Principal bedroom suite with en suite dressing room & separate, en suite shower room | Guest suite featuring a private dressing room and a separate ensuite shower room | Two further double bedrooms | Two family bath & shower rooms | Large dressing room

Mezzanine Floor: Double bedroom

Outside: Double garage with additional parking | Outbuilding with veranda incorporating two stables, log store and store room
Heated swimming pool with adjacent pool house & pump room | Hard tennis court | Gardens | Woodland | Paddock | Orchard

In all about 4.14 acres (1.68 hectares)

Guide price: £1,695,000





INSIDE

Netherton Hall contains three elegant, impressive reception rooms plus a superb, combined kitchen/dining room. The interior is beautifully presented and full of elegant architectural features including a minstrels' gallery supported on classical columns and an intricately carved screen in the drawing room, some fine fireplaces, flagstone and timber floors, window seats, wood panelling and stone mullion windows looking out across the grounds to the surrounding countryside beyond.

The kitchen, with its handmade, painted timber units and panelling is simply blissful. Upstairs there are five large double bedrooms on the first floor and one on the mezzanine level. The principal bedroom is south and east-facing and has its own separate dressing room and enormous shower room.

OUTSIDE

The grounds of Netherton Hall extend out to the south, west and north of the house and amount to over four acres. The house is set back about 60 yards from a passing lane that sees little traffic and has its own gated entrance with a gravelled drive leading to a double garage. The formal areas of the garden are divided into a series of beautiful, mature garden "rooms". These encompass a paved courtyard with a central fountain immediately in front of the house's open front porch, a large, level lawn fringed by mature trees, espalier fruit, flower beds, hedging and dry stone walling, a gorgeous parterre garden with four hexagonal beds bounded by box and a further area containing a heated swimming pool and hard tennis court.

Beyond the tennis court is an area of broadleaf woodland and an outbuilding with a covered veranda incorporating two stables, a general storage area and an exterior log store. There is also a field and orchard, with a field gate to provide access to the paddock.

THE PROPERTY

Tucked away in the village and backing onto gently rolling countryside, Netherton Hall today is a large, Grade II-listed, country house. In the late 1990's, the house was substantially renovated and divided, creating the South and East wings as separate residences. Netherton Hall remains the central and major portion of the house with a south, west and north orientation towards the grounds and surrounding countryside. The division was undertaken ensuring optimum privacy and this has been enhanced as the grounds have matured.

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band H

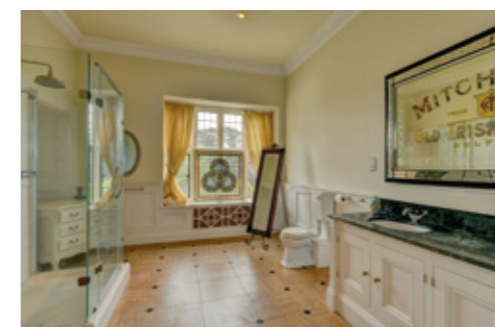
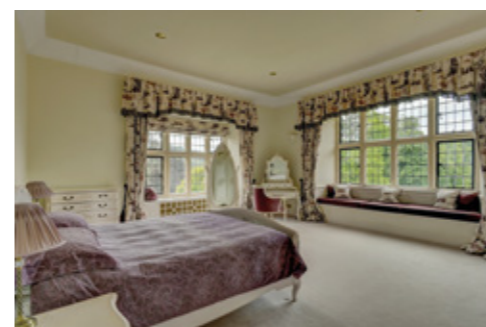
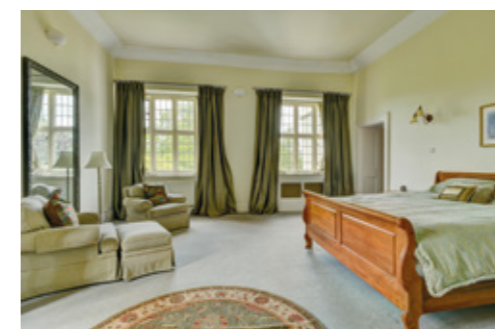
Services: Mains water & electricity. Klargester. Oil-fired central heating.

EPC: F

Postcode: EX24 6EB

What3Words: ///soup.community.mostly

Tenure: Freehold



I would be delighted
to tell you more.

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