Kyrle House, Ashbrittle

STAGS

Kyrle House, Ashbrittle

Wellington, Somerset, TA21 0LJ

Wellington 7.7 miles | Tiverton 16.2 miles

A substantial seven bedroom country home set within approximately 2.3 acres.

- Detached Country House
- Garden and Grounds
- Four Reception Rooms
- Chapel
- Council Tax Band G
- Seven Bedrooms
- Kitchen/Breakfast Room
- Four Bathrooms and Cloakroom
- Tennis Court
- Freehold

Guide Price £995,000

Stags Wellington
01823 662822 | wellington@stags.co.uk

The London Office
40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

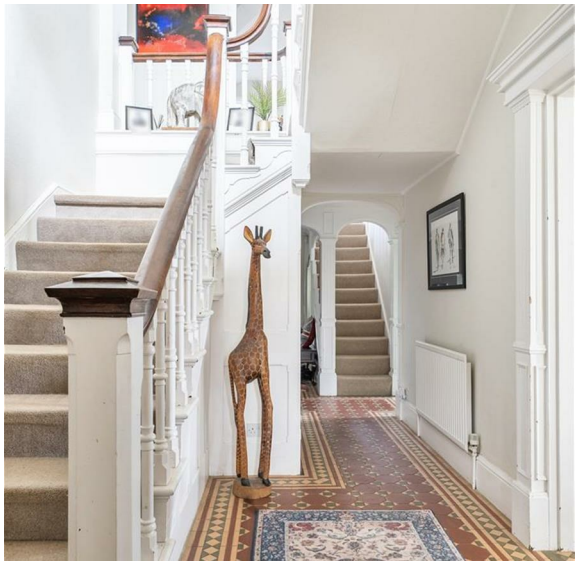
The property is situated in the village of Ashbrittle, which lies approximately 7 miles from Wellington. The nearby hamlet of Appley, about 2 miles to the east, offers a primary school, a village shop with post office, and The Globe Inn, a well-known local pub. The nearby towns of Wellington and Tiverton offer a wide range of amenities, including shops, supermarkets, and schools for all ages. These include Blundell's School in Tiverton, with the property falling within its local catchment radius, as well as Wellington School. Transport links in the area are excellent, with access to the M5 motorway available at Junction 26 near Wellington and Junction 27 near Tiverton. Tiverton Parkway station, approximately 10 miles away, provides mainline rail services with regular trains to London Paddington, while further connections can be found at Taunton. Devon and Somerset offer a wide range of highly regarded public and private schools, and the property is ideally positioned to access many of them.

DESCRIPTION

An impressive seven-bedroom country home set within the peaceful and unspoilt village of Ashbrittle. The accommodation includes a sitting room, dining room, additional reception room, kitchen/breakfast room, sun room, utility, and cloakroom, along with four bathrooms, a chapel currently used as an home office and a refurbished bathroom and shower room. The second floor features three additional bedrooms, including one through room, a loft room, and a bathroom. Externally, the property is complemented by gardens and grounds extending to approximately 2.3 acres, featuring planted flower beds and a variety of mature copper beech trees. Additional outdoor amenities include a tennis court, and a small paddock.

ACCOMMODATION

Believed to take its name from a former place of worship, Kyrle House is a charming and characterful period residence, rich in history and showcasing an abundance of original features throughout. The property has been enhanced by the current owners, whilst carefully preserving its inherent charm and architectural integrity. A welcoming entrance hall, beautifully laid with original tiled flooring, immediately sets the tone for the accommodation. From here, there is access to the principal reception rooms, a cloakroom, two staircases rising to the first floor, and an additional staircase leading down to the basement. The sitting room is a light and inviting space, benefitting from a large bay window to the front elevation fitted with traditional wooden shutters. A bespoke handcrafted fireplace with wood burner forms an attractive focal point. Flowing from the sitting room is the formal dining room, accessed through a striking pair of original wooden shutter doors, thoughtfully designed by the former owners Hinge and Bracket. This delightful room retains its original parquet flooring and has been enhanced by the installation of a wood burner, creating a warm and welcoming setting, perfectly suited for entertaining. Beyond lies an inner lobby, currently arranged as a practical boot room with external access to the rear of the property. A further door opens into the second reception room, an equally appealing space featuring a wood burner and fitted bar area, making it ideal for relaxed family living and social gatherings. Occupying a central position within the house, the kitchen/breakfast room is well-appointed with a range of base units complemented by work surfaces, incorporating a Belfast sink and central island with fitted drawers. An electric Aga provides a focal point, whilst there is space for a dishwasher and fridge freezer. Adjoining the kitchen, the sun room features original tiled flooring and an electric radiator, creating a bright and flexible space suitable for a range of potential uses. The former kitchen has been repurposed as a useful utility and laundry room, providing additional storage and workspace. At basement level, the property benefits from a recently installed boiler housed within the boiler room, together with a substantial storage area, providing excellent practical space for household storage and ancillary use.



The first floor comprises of four well-proportioned bedrooms and a range of well appointed bath and shower rooms. The principal bedroom enjoys excellent natural light through a large bay window and further enhanced by an attractive period fireplace, which adds warmth and character to the room. A walk-in wardrobe provides excellent storage and dressing space, creating a luxurious principal suite. The remaining bedrooms are equally appealing. Bedroom two benefits from its own characterful fireplace, whilst bedroom three is fitted with built-in wardrobes. A further bedroom is positioned to the rear of the property. Serving the bedrooms are three stylishly appointed bath and shower rooms. The principal family bathroom has been finished to a high standard and features quality St James fittings, his and hers wash hand basins, a large walk-in shower and an elegant freestanding bath, creating a luxurious and relaxing space. A second bathroom is equally well-presented, fitted with a contemporary white suite complemented by gold-effect accessories, a waterfall shower, light up mirror and heated towel rail.

A truly unique feature of the first floor is the former chapel dating back to the 1700's, currently utilised as a home office. This remarkable room is rich in character and showcases original stained-glass windows, believed to match those found within the village church, The Church of St John the Baptist, providing a striking focal point and a wonderful connection to the property's history. The chapel also incorporates a useful storage cupboard housing the property's water tank.

Stairs rise to the second floor, where a further three well-proportioned bedrooms are found. Each room provides comfortable and private space, well suited to family living or visiting guests. Also located on this floor is a useful loft room, offering excellent storage potential or scope for a variety of ancillary uses. A family bathroom completes the accommodation.

OUTSIDE

The enclosed gardens and grounds extend to approximately 2.3 acres, offering a private and secure setting. The grounds are well landscaped, with a variety of flower beds complemented by a fine selection of mature copper beech trees. At the lower end of the garden lies a picturesque spring-fed pond, alongside an all-weather tennis court and a useful small paddock.

SERVICES

Mains water and electricity, private drainage. Oil-fired central heating. New treatment plant fitted August 2024. Mobile coverage is good outdoor with EE, O2, Three and Vodafone (Ofcom). This property has standard broadband (Ofcom).
The current owners use Starlink.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

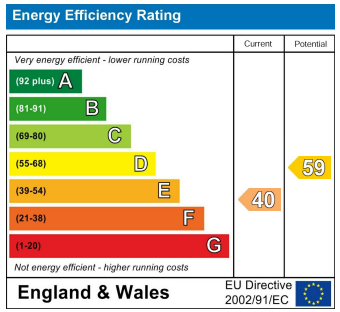
DIRECTIONS

From Stags Wellington office, proceed along the High Street into Rockwell Green. At the roundabout, take the second exit onto the A38, passing the Beambridge Inn, and continue up Whiteball Hill. At the top of the hill, turn right signposted to Greenham, Ashbrittle and Holcombe Rogus. Follow this road through the village of Greenham and onward via Appley Cross, continuing through Tracebridge into Ashbrittle. Proceed through the village and after approximately 0.4 miles, the entrance to the property will be found on the right-hand side.

Approximate Area = 6299 sq ft / 585.1 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: 1470865



STAGS

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.

STAGS