



Somerswood

Lydia Bridge, South Brent, Devon, TQ10 9JL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Somerswood

Lydia Bridge, South Brent, Devon

An exceptional country house within the Dartmoor National Park, believed to be early 1800s. This substantial property is joined by a contemporary annexe, a courtyard of barns and set within 2 acres with river frontage and fishing rights.

ACCOMMODATION

THE MAIN HOUSE

GROUND FLOOR

Entrance hall, drawing room, sitting room, dining room, kitchen/ breakfast room, utility room and boot room.

FIRST FLOOR

Landing, bedroom 1 with ensuite bathroom and dressing room, bedroom 2 with ensuite bathroom, bedroom 3 with balcony, bedroom 4 , bedroom 5 and family shower room.

THE ANNEXE

GROUND FLOOR

Open plan kitchen/ sitting/ dining room

FIRST FLOOR

Double bedroom and bathroom/ shower room.

LOCATION

South Brent a thriving bustling Devon village situated on the southern edge of Dartmoor National Park. The village enjoys a wide range of shops, including supermarket, butchers, pharmacy, delicatessen, electrical shop and fish and chip shop. The professional services include a post office, health centre and dental surgery. South Brent is conveniently located for the A38 Devon Expressway, having excellent communications with both Exeter and Plymouth.

Dartmoor, with all of its natural splendour, is on the doorstep offering outdoor pursuits, nature and wilderness for all.







KEY FEATURES

- Exquisite country home within the Dartmoor National Park
- An exceptional programme of restoration
- Over 3,000 sq ft of stylish accommodation
- One bedroom ancillary wing
- Grade II Listed courtyard of barns
- Set in 2 acres of gardens, meadow and woodland
- River frontage with fishing rights





Somerswood is a striking country residence, elevated above the River Avon, in the picturesque setting of Lydia Bridge within the Dartmoor National Park. This exquisite home has been restored by the current owner, creating a stylish and spacious home offering over 3,000 sq. ft of accommodation, including a 1-bedroom ancillary wing. To the rear is a Grade II Listed courtyard of barns with further storage barns flanking the drive. Set within 2 acres of formal gardens, meadow, and woodland, including river frontage and fishing rights.

ACCOMMODATION

The four principle receptions enjoy the garden aspect, currently providing a drawing room/study, entrance hall, sitting room and dining room. The drawing room/study has a charming box bay window and stone fireplace with an inset wood-burner. The generous entrance hall provides stairs to the first floor, exposed pine floorboards and a feature stone fireplace. The inviting sitting room has a garden aspect with French doors, exposed floorboards and a fireplace with an inset wood-burner. The dining room has a dual aspect with French doors leading out to the front patio, decorative ceiling moulds and exposed timber flooring. Through to a delightful kitchen/breakfast room, dual aspect with access to the rear courtyard and a stylish array of kitchen units and tiled floor. Off the kitchen are the extremely important spaces for rural homes - the generous boot room and utility.

The extensive master suite incorporates a dual aspect bedroom with large sash windows with garden views, a stylish ensuite arranged with a freestanding bath, walk-in shower and dual-basins, bidet and wc, and a dressing room with fitted wardrobes. Bedroom 2 has a front aspect with garden views and charming windows seat, with the addition of an ensuite arranged with a bath, shower cubicle, wc and basin. Bedroom 3 has a front aspect with two large sash windows which lead out onto a wonderful balcony with elevated views of the garden, and an array of fitted wardrobes. The remaining first floor provides two further double bedrooms and a contemporary shower room finished with an exquisite tyle design, a generous walk-in shower, wc and basin.

The annexe wing is accessed from the inner courtyard with open plan living on the ground floor, including a modern wood-burner and access to a delightful balcony which enjoys views over the river. The first floor provides a charming bedroom with a dual aspect, vaulted ceiling and an ensuite shower room.

THE BARNs

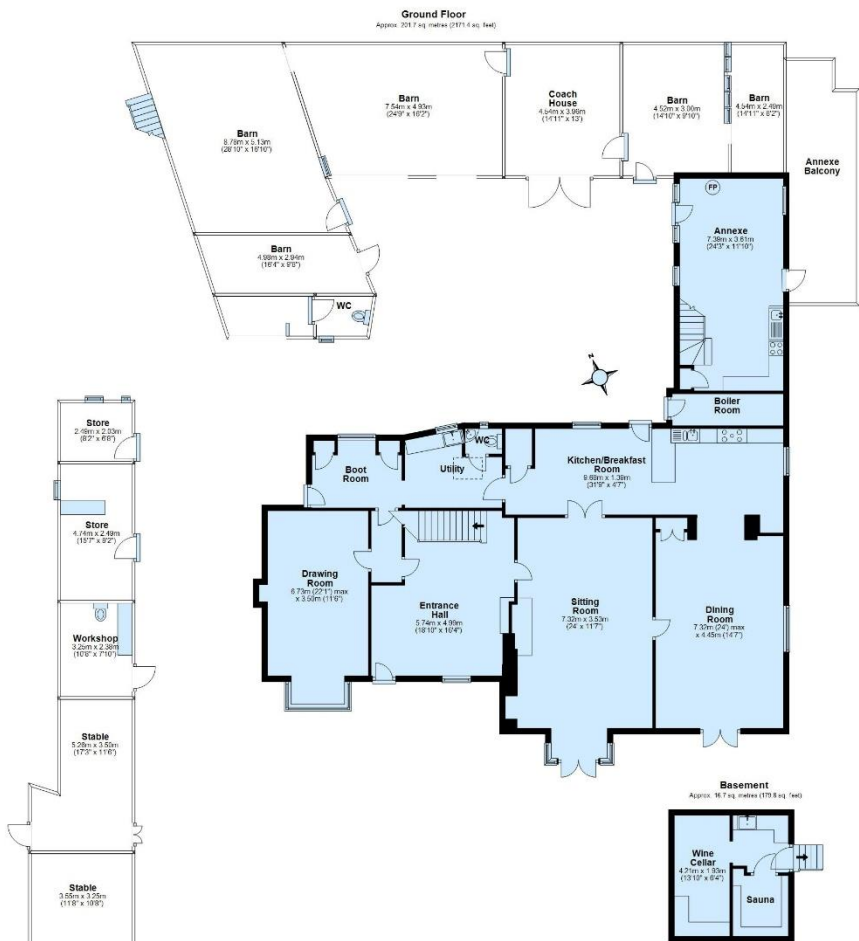
To the rear of the property is an array of stone barns surrounding a cobbled courtyard. A selection of two storey buildings, including a former coach house, with potential for development (subject to the necessary consents) The barns are Grade II Listed.

Along the drive are smaller barns providing garden storage, a workshop and two stables.

THE GROUNDS


Somerswood is set in approximately 2.16 acres. Via a pillared entrance, the drive leads to the property and barns, a right of access is given to the neighbouring property. To the front of the property is a delightful patio and formal lawns with trees and shrubs along its perimeter. The drive turns to the right to a gravelled parking area. The grounds open to a wildflower meadow and woodland. Through the charming woods is access to the River Avon.





Total area: approx. 394.8 sq. metres (4249.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

LOCAL AUTHORITY

South Hams District Council. Council tax band F.

SERVICES

Mains electricity & water. Oil fired central heating system. Private sewerage treatment plant.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163.

DIRECTIONS

On entering South Brent and just before the garage turn left into Plymouth Road and travel into the village centre and turn right, pass over the rail bridge and turn immediately left sign posted for Aish and Didworthy. Go over Lydia Bridge and immediately on your left are two large stone pillars, drive down here and Somerswood is on your left.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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