



Henspark







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Waddicombe, Dulverton, , TA22 9RX

Dulverton 4.4 miles; Tiverton 13.5 miles; Taunton/Mainline railway station 33.1 miles

A characterful, 5 bedroom period property enjoying a wonderful rural position with a garage, workshop, stables and paddocks. In all 12.19 acres. EPC: E.

- Detached period house in rural setting
- Delightful gardens
- Stables, tack room and kennels
- Close to Exmoor National Park
- Freehold
- 4 reception rooms
- Garage and workshop
- Paddocks. In all 12.19 acres
- EPC Band E.

Guide Price £975,000

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SITUATION

Henspark occupies a peaceful location just south of Exmoor National Park, an area renowned for some of the finest countryside and a designated Area of Outstanding Natural Beauty. The property lies on the edge of the small hamlet of Waddicombe. Dulverton, just 4 miles from Henspark, known as the gateway to Exmoor is a bustling country town with a church, speciality shops, inns, restaurants, butchers, a small supermarket, doctor and veterinary surgeries.

Tiverton (14 miles) offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The university and cathedral city of Exeter (27 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated just outside the Exmoor National Park, the property is ideally located to take advantage of the extensive walking. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports.

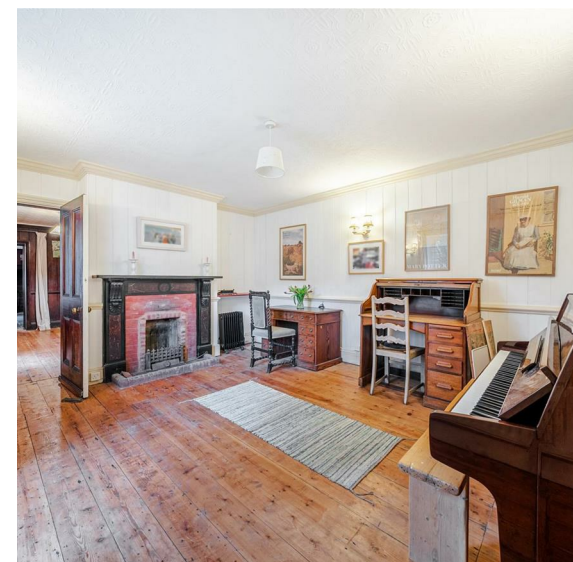
DESCRIPTION

The sweeping private driveway leads to the house situated in an elevated peaceful setting with views. Henspark is a charming five bedroom house with delightful gardens, stables, kennels, garage, a range of outbuildings and paddocks. In all 12.19 acres. It has access to wonderful riding and walking and would be ideal for anyone with equestrian pursuits.

ACCOMMODATION

Approached from the front through a charming thatched covered porch into a traditional spacious reception hall with parquet flooring, panelled walls, an open fireplace and staircase to the first floor. The kitchen/breakfast room is fitted with a range of units, Belfast sink, slate flooring, fireplace with wood burning stove and plenty of space for a table. Further reception rooms include a formal dining room with fireplace and slate floor, a sitting room with a fireplace and wooden flooring and a drawing room with wooden flooring, a tiled fireplace and glazed doors to the front garden. To the rear is a further room, which could be used as study, gym or hobbies room. Also on the ground floor is a boot room, bathroom, larder and boiler room.

Stairs lead to a generous landing with book shelves and giving access to the bedrooms and bathroom. The master bedroom overlooks the front garden and an en suite shower room. There are four further double rooms all with views over the garden and the family bathroom and WC.





OUTSIDE

The property is approached over a sweeping driveway leading to the house, stables and parking. The gardens which surround the property are mainly laid to lawns, with a pond, stream, shrubs, fruit bushes and a vegetable patch. To the rear are five stables and a tack room. Adjoining the stable block is the garage and workshop. There is a further timber block of stables and a small yard adjacent to the rear paddock. The paddocks offer well drained pasture and the paddock at the front is adjacent to a stream whilst the rear paddock has a water connection.

SERVICES

Mains electricity, private water and private drainage. Standard broadband available, data services vary (OFCOM 2026).

Local authority: Taunton Council

AGENTS NOTE

The land is subject to rights to the Badgworthy land Company. Please ask the agents for further details.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

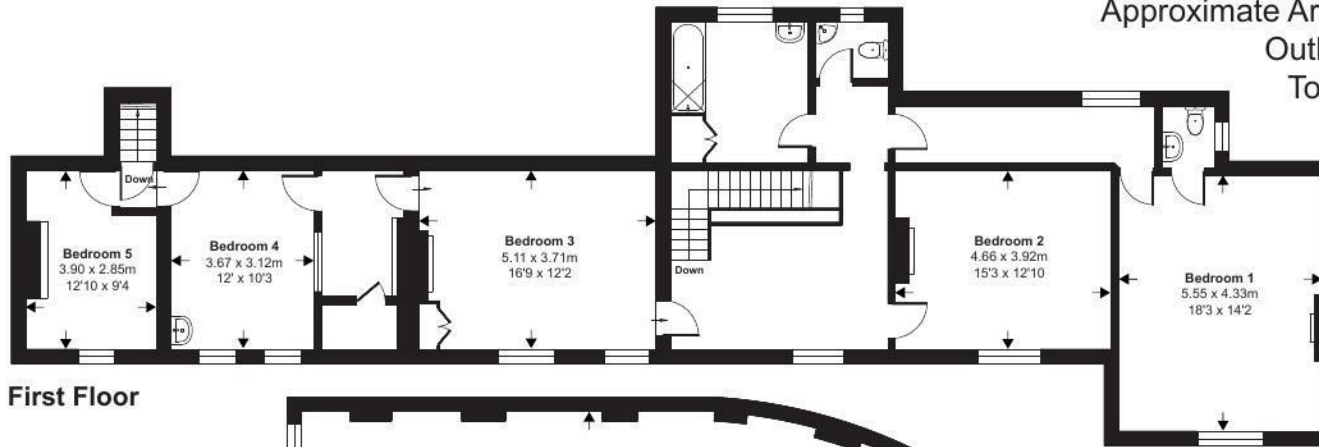
Leave Dulverton via Northmoor Road and turn left at Marsh Bridge. Proceed over the bridge and follow the road for two miles to Five Cross Way, then fork left signposted West Anstey/ Yeo Mill. Proceed until and take the next turn left signposted 'RHYLL' and continue. At the bottom of the hill turn left by the post box and Henspark will then be found shortly on the left.

WHAT3WORDS

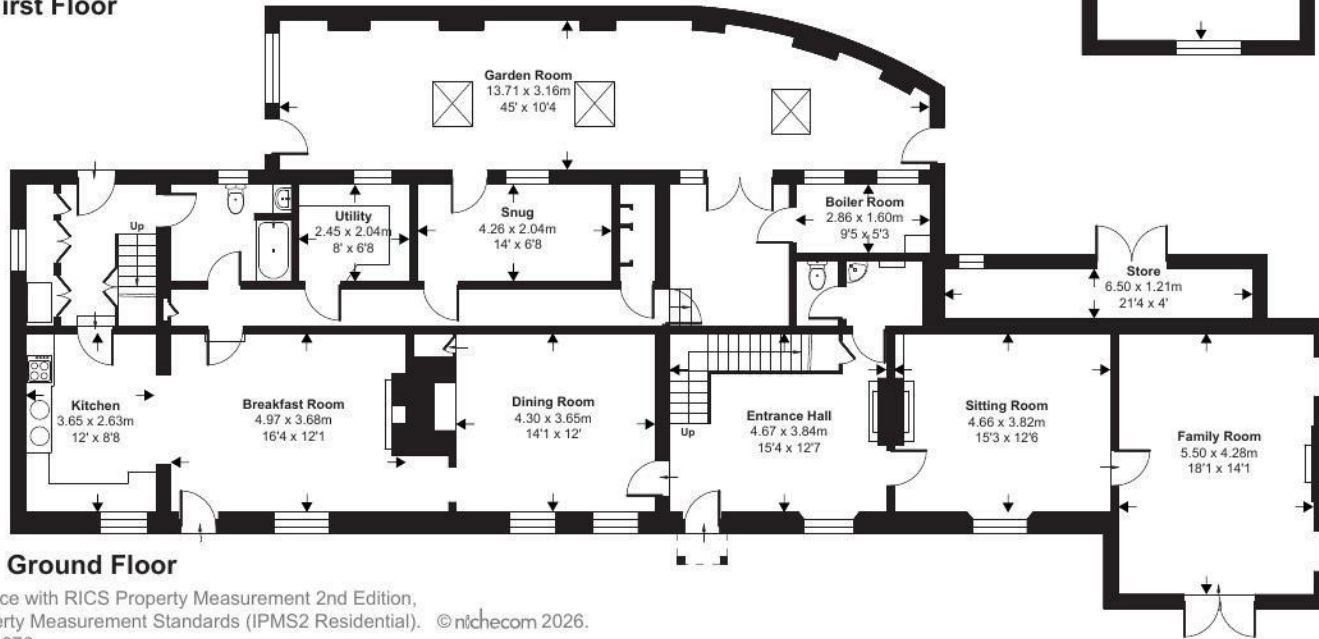
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Approximate Area = 3767 sq ft / 349.9 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 3841 sq ft / 356.8 sq m
 For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1434676



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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