

Blackmoreland

STAGS







Blackmoreland,

Withypool, Minehead, , TA24 7RF

Withypool: 0.7 miles | Dulverton: 8 miles | South Molton: 12 miles

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A uniquely situated property in one of the most enviable, secluded positions with stunning views and direct access onto the open moorland. Farmhouse, separate one bedroom accommodation, outbuildings, woodland and pasture. All set within 26 acres.

- Wonderful private location with uninterrupted views
- 4-bedroom period farmhouse
- 1-bedroom separate accommodation
- Pasture and woodland
- Range of outbuildings including a modern barn
- Beautiful gardens with stream and a pond
- Master bedroom with dressing room and ensuite
- No public rights of way to disturb the privacy
- Common grazing rights
- Council Tax Band: G & A. Freehold

Guide Price £1,475,000

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SITUATION

Blackmoreland is uniquely situated in one of the most enviable, secluded positions within the Exmoor National Park, with direct access onto the open moorland. The location is perfect to enjoy all the attributes of life on Exmoor including walking and riding.

The nearby village of Withypool is one of Exmoor's most popular villages with its famous Royal Oak Inn and idyllic stone bridge over the River Barle. The village has a church, post office and store and a village hall. The nearby town of Dulverton, 8 miles away is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary, dental surgeries, library, primary school and three churches. There are also good recreational facilities. The larger market town of South Molton is about 12 miles to the west. Communication links are good with the A361 link to the M5 at Junction 27. Tiverton Parkway is a mainline railway station providing regular services to London Paddington in under two hours.

DESCRIPTION

Approached via its own private driveway, the property enjoys a wonderful sense of arrival and sits comfortably within its surrounding land. This fine, south-facing country house is believed to date back several centuries and has been sympathetically extended over time. The accommodation includes a stunning drawing room together with a beautiful principal bedroom suite featuring an en-suite bathroom and dressing room. Blackmoreland occupies an exceptional setting, with open moorland extending to the west, while attractive gardens wrap around the house, incorporating patios and a pond. Together with the detached flat, outbuildings and land, the property presents a rare opportunity to acquire a truly magical home in an outstanding setting.

ACCOMMODATION

GROUND FLOOR

The solid oak main entrance door opens into a lobby with a leaded light window, wall light fitting and sandstone floor which leads into a fine reception hall with exposed beams, dentil cornices, and a superb carved oak staircase leading up to the first floor. The dining room is a room full of atmosphere with exposed stone work, a fireplace with an oak Bressemer beam and wood-burning stove, oak ceiling beams, oak stripped floor and wiring for wall lights. The drawing room is a beautiful room which is panelled incorporating an attractive antique corner cupboard. The open fireplace is ornately carved with a black marble mantelshelf and carved wooden over mantel, whilst the Jacobean style plaster ceiling and cornices are also a feature. French doors open out onto the terrace. Leading off the drawing room is the library, again, with oak panelling and shelving. The kitchen/ breakfast room is fully fitted with handmade wall and base units, granite worktops, a four oven, oil-fired, Aga with an electric hob and integrated appliances. Off the kitchen is the sun room with wonderful views of the landscape beyond. The utility room is fitted with wall and base units and granite work surfaces incorporating a butler's sink. Space for a larder fridge/freezer and plumbing for a washing machine. A stable door gives access to the upper terrace. A door from the reception hall leads to the lower hall with a cloakroom. The hall has oak panelling to one wall and an oak stained-glass door leading to the garden. A generous study is accessed off the lower hall.

FIRST FLOOR

The carved oak staircase with its fine baluster and handrail leads onto a galleried landing, providing access to all bedrooms. The master bedroom is a magnificent room with superb views over and down the Barle Valley and feature decorative cornice and ceiling rose and French 19th century marble mantelpiece. Adjacent is the master dressing room and en-suite bathroom. Bedroom 2 and 3 are both double rooms and are serviced by the family bathroom. Bedroom 4 is a superb room with views down the Barle Valley with en-suite bathroom.

OUTSIDE

Blackmoreland is approached over a cattle grid, through an electric gate. Initially passing between beech hedges from where you can appreciate the property's exceptional location with its far-reaching views across the Barle Valley.

THE COACH HOUSE

At the rear of the property and accessed from the yard is the Coach House. On the ground floor, there is a pump room containing the water supply system and tanks, as well as a double garage/workshop with storage and two stables which are currently used for general storage. On the first floor is the Coach Flat.

THE COACH FLAT

The first floor offers light and airy ancillary accommodation to the main house. An external covered staircase leads up to the front door, welcoming you into the spacious sitting room with easterly views. Centrally, lies the kitchen/breakfast room with fully fitted wall and base units, single oven and space for under counter fridge. Beyond is a bathroom and well-sized, dual aspect, bedroom with built in storage, delightful window seat with views out to Winsford Hill. A further dressing room fitted wardrobes and storage cupboards. The bathroom comprises of bath, wash basin and WC.

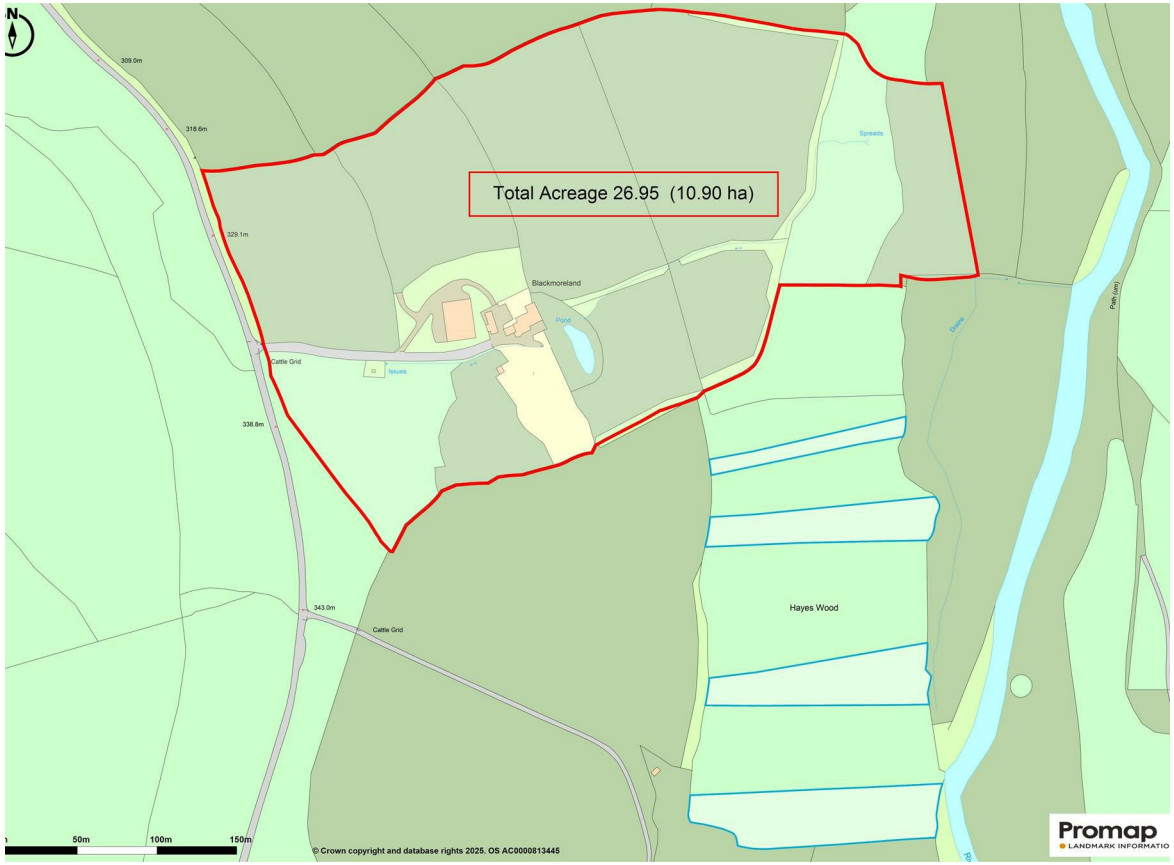












GARDENS & GROUNDS

The extensive gardens are an outstanding feature of this property with an abundance of mature shrubs, perennials, lawns and hedging that wrap around the main house. The landscaped gardens have been carefully sculpted to offer various elements of leisure gardens whilst sympathetically sitting within the rugged landscape of Exmoor. Accessed through French windows within the dining room and drawing room, a large level terrace runs along the south side of the house offering a superb suntrap for alfresco dining with further views across the valley. Well-stocked flowerbeds offer a wealth of colour throughout spring and summer with mature azaleas, rhododendrons and roses, whilst below the property lies a gently sloping lawn and large pond. Intertwined through the gardens and flowerbeds runs a small stream flowing down to join the pond and aquatic plants.

A large agricultural barn (60ftx60ft) with open sided lean to (60ftx17.5ft) sits north west of the main property. Built in approximately 2005, this steel framed, block and timber walled barn offers a variety of uses and opportunities.

THE LAND

The house is situated in the centre of its own land. The fields are well fenced, with water and divided by traditional banks with beech hedges and mature trees. The south west boundary borders onto open moorland on which there are common grazing rights for one cow and twenty-nine sheep.

The field below the pond provide access into Hayes wood, a Natural England Site of Special Scientific Interest (SSSI). The enchanting woodland offers the opportunity to witness a variety wildlife including; deer, snipe, foxes, badgers and woodland birds throughout much of the year, whilst in May the woodland offers a beautiful blanket of bluebells. A short access track through the northern edge of the woodland leads to the lower most easterly field.

SPORTING RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement or private rights of way that may affect it.
There are no public rights of way on the property.

SERVICES

Mains electricity. Private water via a spring and a borehole with a treatment system. Private drainage via septic tank and soakaway.
Main House: Oil-fired central heating. The Coach House: Electric heating.
Ofcom predicted broadband services - Standard: Download 26Mbps, Upload 3Mbps.
Ofcom predicted mobile coverage for voice and data: Internal -EE & Three (Limited). External - EE, Three, O2 (Limited) & Vodafone.
Local authority: Somerset Council. Exmoor National Park.

DIRECTIONS

From Dulverton, take the B3223 over Winsford Hill towards Exford. At Comers Cross, take the left turn signposted Withypool and drop down into the village, crossing the River Barle. Climb out of Withypool towards Hawkridge and after about ¼ mile the entrance gate to Blackmoreland will be found on the left-hand side. Proceed through the gated entrance, over a cattle grid, and continue to the end of the private driveway.

Approximate Gross Internal Area = 412.7 sq m / 4442 sq ft

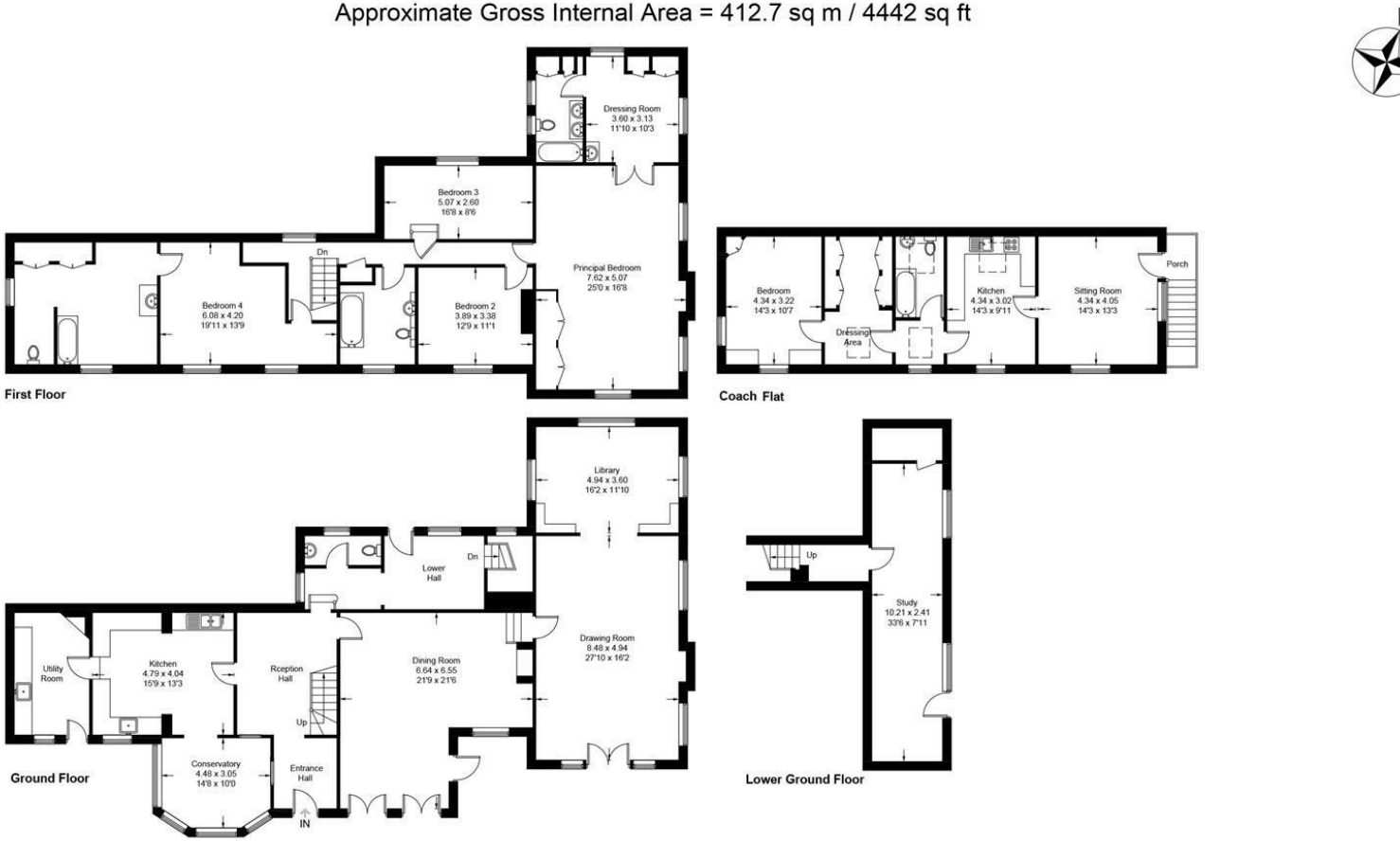
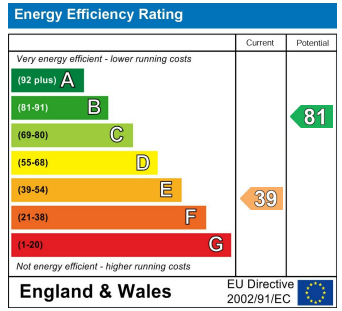


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