



STAGS

Gilclose Farm

Gilclose Farm

Bury, Dulverton, TA22 9ND

Dulverton 2 miles Tiverton/M5 13 miles Taunton 22 miles

- Character Grade II Listed 4 Bedroom Farmhouse
- Courtyard of Substantial Stone Barns
- Edge of Highly Regarded Exmoor Hamlet
- Glorious Outlook
- Paddock and Stables
- Good Road Links
- 4.5 Acres in Total

Guide price £825,000

SITUATION

Gilclose Farm occupies a peaceful setting enjoying glorious views along a wide wooded valley on the outskirts of a quiet hamlet. Bury is located on the southern edge of the Exmoor National Park, at the foot of Haddon Hill in the Haddeo River valley. The hamlet is known for its historic packhorse bridge and ford through the river, as well as having excellent footpaths and bridleways.

Dulverton, 2 miles away, is a delightful small town nestling in the Barle Valley and is well known as The Gateway to Exmoor. It provides good day-to-day shopping together with a junior school, three churches, a post office, a chemist, doctors, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, tea rooms and recreational facilities including squash courts, all weather tennis courts and football and cricket pitches.

Tiverton is 13 miles south and provides extended shopping, access to the M5 (Junction 27) and Tiverton Parkway intercity rail station (London 2hr 20mins). The well respected Blundell's School is located within the town. The University and Cathedral city of Exeter lies 28 miles from the property and has an international airport.

DESCRIPTION

This historic farmstead could only be described as idyllic. The delightful Grade II Listed house is presented in good decorative order and provides spacious four bedroom accommodation of immense charm and character exhibiting a wealth of period features including inglenook fireplaces and exposed beams. Originally a small working farm, the property retains a cobbled courtyard bordered by substantial



A charming Grade II listed farmhouse occupying an idyllic setting with a courtyard of traditional barns, gardens and a paddock.





and traditional stone barns, currently providing stables, workshops, storage and garaging. These buildings give scope for those wishing to work from home or for studios/games rooms subject to the necessary planning permissions.

ACCOMMODATION

As illustrated by the floor plan, the front door leads into the impressive hallway with an inglenook fireplace drinks cupboard and stairs to the first floor. On the ground floor there is a fine selection of reception rooms including a generous sitting room with feature fireplace and access to the large south-facing conservatory. A cosy dining room features a large inglenook fireplace with bread oven, beamed ceiling and a window seat with far reaching views along the valley. The kitchen is fitted with base and wall units and enjoys lovely views over the garden. The comfortable study/snug has a fireplace with wood burner and beamed ceiling. There is also a cloakroom and useful utility/boot room with back door entrance.

On the first floor, there is a spacious master bedroom with en suite bathroom. The three further double bedrooms share a family bathroom. There is ample space to create a third bathroom or en-suite.

OUTSIDE

Creating a cobbled courtyard beside the house is a collection of stone outbuildings in excellent order including stabling, a tack room, garaging, storage, and a large granary and hayloft on the first floor.

The gardens are a particular feature of the property and have been beautifully landscaped with level lawns, well stocked herbaceous borders, mature trees and a sheltered fruit and vegetable garden. A gate leads to a further fenced fruit orchard and there is a walnut tree. On the opposite side of the lane is a paddock with water and stock-proof fencing.

SERVICES

Mains electricity, oil fired central heating. Water is from the private village supply and drainage goes into the village system.

VIEWING

Strictly by appointment with the agents please, Stags Dulverton Office Tel:01398 323174 or email dulverton@stags.co.uk.

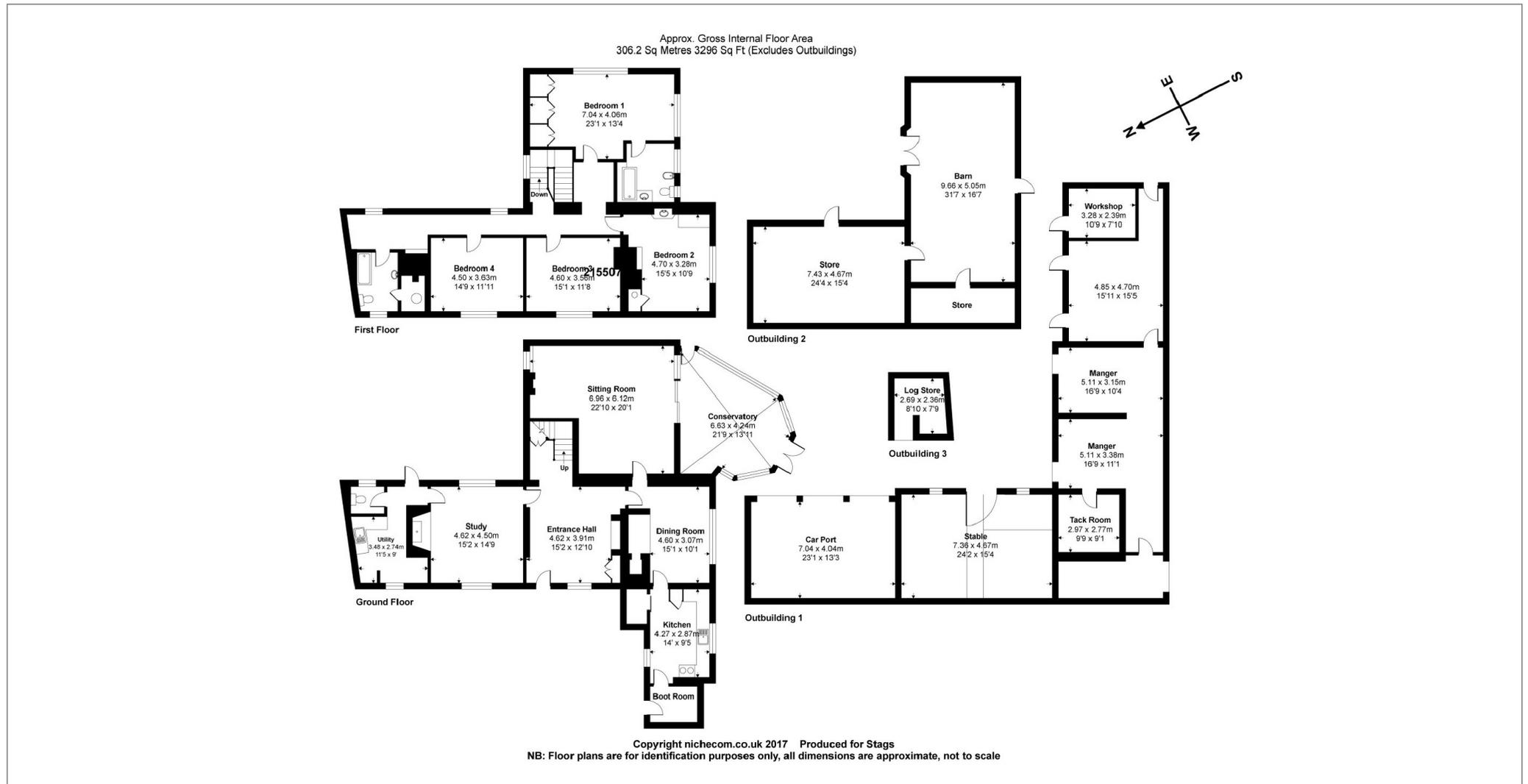
DIRECTIONS

From Dulverton take the B3222 road out past the Rock Inn over Hele Bridge to its junction with the A396 Minehead road. Turn right and continue along this road and after approximately a mile turn left sign posted to Bury. On arriving at the hamlet Gilclose Farm is the first property on the left.

COUNCIL TAX

Band G (2017/2018)





These particulars are a guide only and should not be relied upon for any purpose.



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