



# GURRINGTON HOUSE

WOODLAND • ASHBURTON • DEVON

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*A magnificent Grade II Listed Georgian house in  
a beautiful lakeside setting*

Ashburton and Dartmoor 2 miles • Denbury 3 miles  
Totnes 10 miles (London Paddington 2 hours 50 minutes)  
Exeter 22 miles (London Paddington 2 hours 4 minutes) • Plymouth 25 miles  
(Distances and times are approximate)

## **Main House**

Porch • Reception hall • Library • Drawing room • Dining room  
Conservatory • Kitchen and larder • Study or boot room • Inner hall  
Cloakroom • Boiler room • Scullery • Cellars

Potential self contained ground floor annexe currently consisting of:  
Sitting room • Gym • Shower room

2 bedrooms with en suite bathrooms (one with 2 dressing rooms)  
6 further bedrooms • Family shower room

## **Outbuildings**

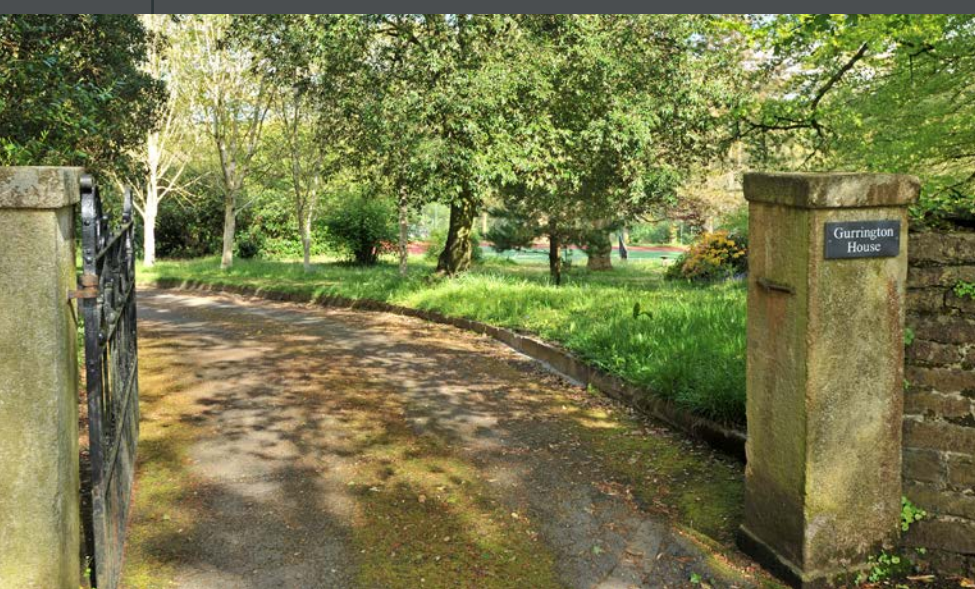
Stable block • Double garage • Large modern barn

Gardens and grounds • Landscaped gardens  
Walled garden • Hard tennis court  
Lake • Parkland • Orchard • Pasture fields • Woodland

**In all about 10 hectares (24.70 acres)**







## **Gurrington House - for sale freehold**

Gurrington House is a magnificent Late Georgian country home that is listed Grade II and is mentioned by Pevsner. It is understood that the original farmhouse was significantly extended in the early 1800's and the granite gate posts at the foot of the drive are dated 1663.

The property sits in about 24 acres of gardens, grounds, woodland, parklands, orchards and pasture. The property occupies a very private and peaceful rural setting not far from the popular village of Woodland and only a few miles south of Dartmoor. It is only about 23 miles from Exeter.

Gurrington House has fabulous south west facing views out across its own immaculately landscaped gardens and grounds down to a lake at the valley bottom.

The entrance porch leads through to a very impressive reception hallway. The porch has Victorian Minton tiles and the reception hallway has a lovely oak floor with high Georgian ceilings and

a wood burning stove. Off the reception hallway are the three primary reception rooms that all have high ceilings, Georgian proportions, large sash windows with wooden shutters and wood burning stoves. The farmhouse kitchen has French doors that lead through to the conservatory which is a recent addition to the house and has oil-fired, under-floor heating. The conservatory has French doors that lead out onto the terrace.

Beyond the kitchen are a series of domestic offices which lead around to a second sitting room, a gymnasium and a shower room.

With only minor alterations, this part of the ground floor could easily be converted to a self-contained annexe, subject to gaining the necessary planning permission.

Stairs lead down from the inner hallway to the cellars below which house the oil-fired boiler and lead through to lovely, original wine cellars.









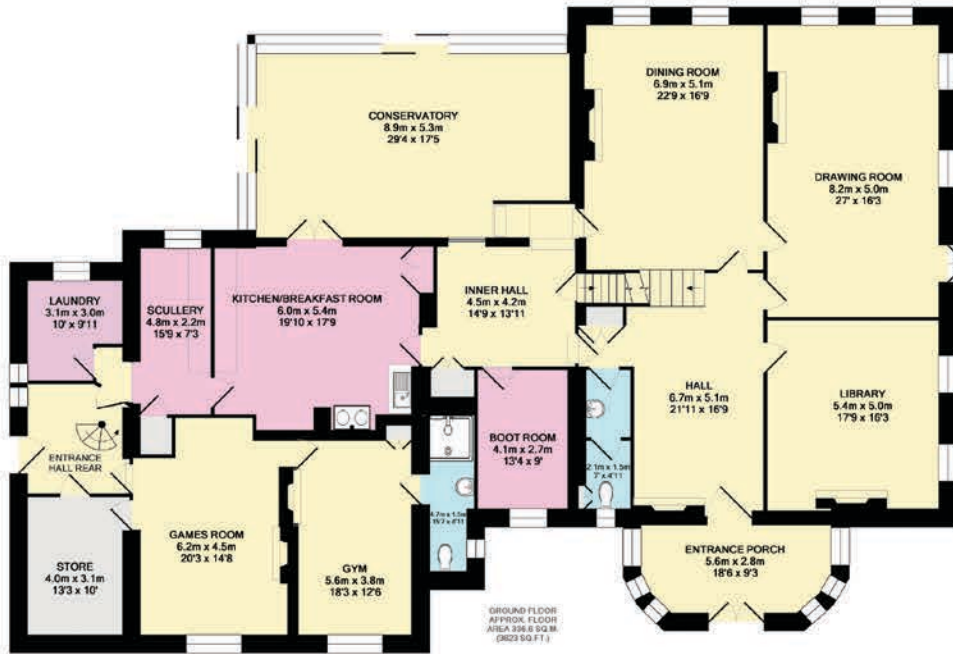




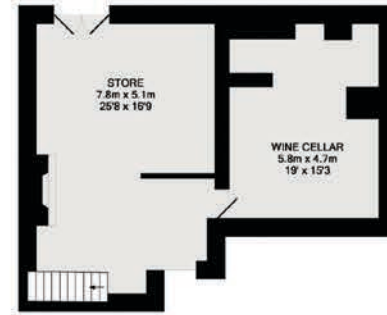
Stairs lead up from the reception hallway to the first floor landing off which there are three bedrooms within the Georgian part of the house. Two of the bedrooms have en suite bathrooms and the third bedroom links through to the principle bedroom via a dressing room. There is also a small office with access up to the attic above.

Beyond the landing is a corridor that leads down to the remainder of the bedrooms to give a total of 8 bedrooms.

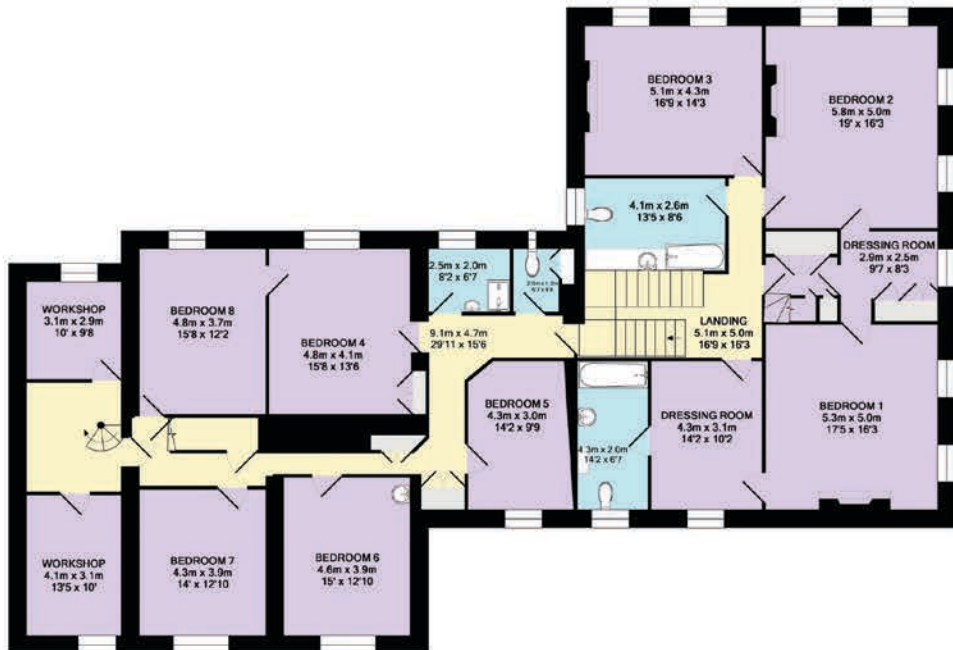
At the far end of the first floor there are two studies with a rear spiral staircase back down to the scullery below. There is also a separate set of stairs leading up to a large attic space with plenty of storage.



Ground Floor



Basement



First Floor

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- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Recreation

Approx. Gross Internal Floor Area:  
7,079.4 sq.ft. / 657.7 sq.m. excludes outbuildings

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.









## Gardens and grounds

Within the gardens and grounds there is a hard tennis court and behind the house is a charming walled garden within which are raised beds. The whole property is certified "organic" which includes all the fruit trees planted within the orchard behind the barn.

The main aspect of the house is to the south and east. To the south of the house is level lawn and rose bed and a balustrade runs along the east side of this lawn with steps leading down through formal terraces with rose beds to a lower lawn running to the banks of the lake. To the south of this area of garden is parkland with some magnificent species of oak, beech and chestnut, under planted with a carpet of crocuses and daffodils. Close to the main drive entrance is a small plantation of trees and rhododendrons.

Lying well below the house is the lake which extends in total to about 0.79 acres (0.32 hectares) with a small island. The lake is surrounded on two sides by lawns, shrub beds, and more specimen trees including willow, beech and conifers.

A gravelled footpath leads from a gate through the northern end of the garden to the lakes and stream. This continues through to the two pasture fields and woodland beyond, much of which has been recently planted with trees. The lake is divided by a bridge with a rose and wisteria pergola and there is a small gazebo/summer house at the northern end of the lake.



Boathouse



Barn

## Outbuildings

Beyond the house are a stable block and a barn. The stable block has elapsed planning consent for conversion of part of the ground floor and the whole of the first floor into a self-contained cottage as an annexe to the main house.

To the north of the main group of buildings is a modern, stoned faced barn that is ideal for conversion to stables or other agricultural purposes, subject to gaining the necessary planning permission. It is currently divided into three separate storage areas with a loft on the first floor.

In addition to an original piggery there is a double garage.



The Old Piggery



## **South Devon**

Gurrington House is situated off a rural lane in a peaceful location yet it is just a few minutes' drive to the A38 dual carriageway. The hamlet of Woodland is about half a mile away and the village of Denbury is about 4 miles away and has a historic church, a popular primary school, post office and pub. Ashburton offers a very good range of independent shops, banks and smaller supermarkets. It serves the moorland community with farmers' markets, delicatessens, a community college and a cottage hospital. The eclectic market town of Totnes has a wider range shops including a large supermarket.

There are some excellent schools locally including Stover and the grammar schools in Torquay and Churston. There is a good primary school 2 miles away in Denbury.

### **Sporting and leisure opportunities**

This is a remarkably unspoilt area of South Devon, and the property is only about 2 miles from the southern boundary of the Dartmoor National Park where there are wonderful opportunities for riding and walking. The South Hams has some of the prettiest beaches in the country and the coastal path is excellent for walkers.

The property is only a short distance from the River Dart and the South Devon coast. Brixham, Kingswear and Dartmouth all have excellent facilities for sailing, with the Dartmouth Royal Regatta being a highlight of the racing calendar. For the more ambitious yachtsman there are deep water moorings, three marinas and a number of boat yards. For the cruising yachtsman Kingswear is the perfect base from which to explore France, The Channel Islands and the picturesque harbours and creeks of the West Country.

There are nearby golf courses at Churston, Ipplepen and in the Teign Valley.

### **Transportation**

Communication links are good with the A38 Devon Expressway about 4 miles to the north with the M5 motorway at Exeter about 22 miles away. There are regular Intercity rail services from both Exeter (London Paddington 2 hours 4 minutes) and Totnes (London Paddington 2 hours 50 minutes). Exeter Airport has a growing number of domestic and international flights often negating the need to travel to Bristol or the London airports.

## Services

Mains electricity and water. Solar panels. Private drainage. Oil-fired central heating with oil-fired under-floor heating in the conservatory.

## Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

## Local Authority

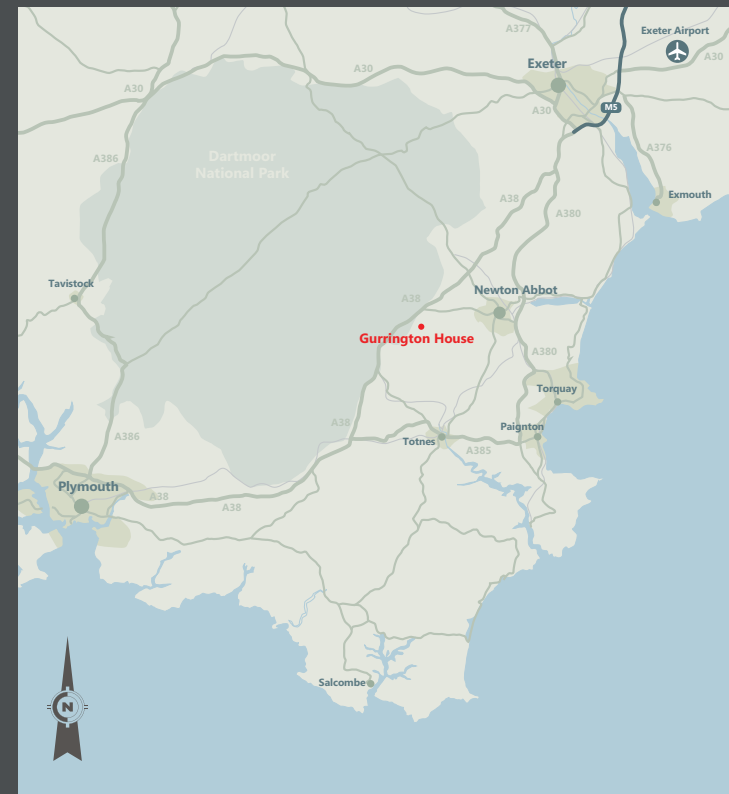
Teignbridge District Council, Forde House,  
Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101.

## Directions (TQ13 7JS)

From Exeter and the M5 follow the A38 towards Plymouth.  
After about 24 miles take the small turning left off the A38 for Woodlands. At the top of the hill take the first right. At the T junction the entrance to Gurrington house will be found on the left through wrought iron gates and granite pillars.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.





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Particulars dated: May 2014. Photographs dated: May 2014.

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