

WESTBROOK FARMHOUSE

BAMPTON • TIVERTON • DEVON





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Bampton 2.2 miles • Tiverton Parkway 13 miles (London Paddington 2 hours)
Taunton 22 miles (London Paddington 1 hour 43 minutes) • Exeter 24.5 miles • Exeter Airport 31 miles
(All distances and times are approximate))

*A spacious detached Grade II listed farmhouse with outbuildings
and just over an acre of gardens and grounds.*

Accommodation and amenities

Entrance hall • Drawing room • Dining room • Study • Sun Room • Games room
Kitchen/Breakfast room • Boot room

5 bedrooms (3 en suite bathrooms) • Family bathroom

Terrace • Expansive lawns • Barns • Garaging

In all about 0.42 ha (1.04 acres)



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Situation

Westbrook Farmhouse is situated in a very secluded and peaceful setting, 2 miles west of Bampton, just to the south of Exmoor National Park. As well as being in the heart of Devon, a particular feature of Westbrook Farmhouse is the rural tranquillity and the magnificent immediate outlook around the house.



The mainline railway station at Tiverton Parkway provides regular services to London Paddington, with the faster trains taking just over two hours. Junction 27 of the M5 motorway is approximately 15 miles away and gives easy access to the M4 and London as well as Exeter and the rest of the West Country. There are a growing number of flights to UK and International destinations from Exeter Airport, including a daily route direct to London City Airport.



The market town of Bampton is just over 2 miles away and offers 2 shops, a post office, butcher and a number of well-regarded pubs. The regional centre of Exeter is twenty five miles to the south and has a more extensive range of shops, restaurants, theatres and other attractions including Exeter Cathedral.





The West Country is host to many good state and private schools and Westbrook is particularly well placed to access many of them. Schools in the vicinity include Blundells on the edge of Tiverton, Wellington School, King's College and Queens College in Taunton, as well as both Taunton and Exeter Schools. Slightly further afield are Millfield, Wells Cathedral School and Downside.



Exmoor National Park starts about five miles north of Westbrook Farmhouse and is renowned for its wonderful recreational and sporting opportunities. As well as the riding and walking opportunities, the area is well known for country sports with a large choice of local hunts and shoots. There are also a number of local fishing clubs, including the Barle fly fishing club which has the fishing rights on the River Exe below Westbrook Farmhouse.



For sale freehold

Approached over a long shared driveway off a quiet country lane, Westbrook Farmhouse is a superb traditional Devon long house sat in a very attractive and appealing setting.

The Grade II Listed property is based around a paved courtyard with the extensive gardens on the southern and eastern sides. With the four reception rooms on the western and southern sides of the house, and the farmhouse kitchen and utility room on the eastern side, the accommodation flows well and can be used in a variety of different ways. The house is very well presented throughout and at the same time offers many period features including open fireplaces, exposed beams and timbers.

On the first floor there are five double bedrooms, three with en suite bathrooms, together with a family bathroom.

Gardens and Grounds

The grounds at Westbrook Farmhouse total just over an acre and centre on the south facing terrace and the expansive lawns. The driveway leads to a generous parking and turning area with two double garages and a large barn/workshop that would be suitable for a variety of alternative uses, subject to the appropriate planning permissions.

Services

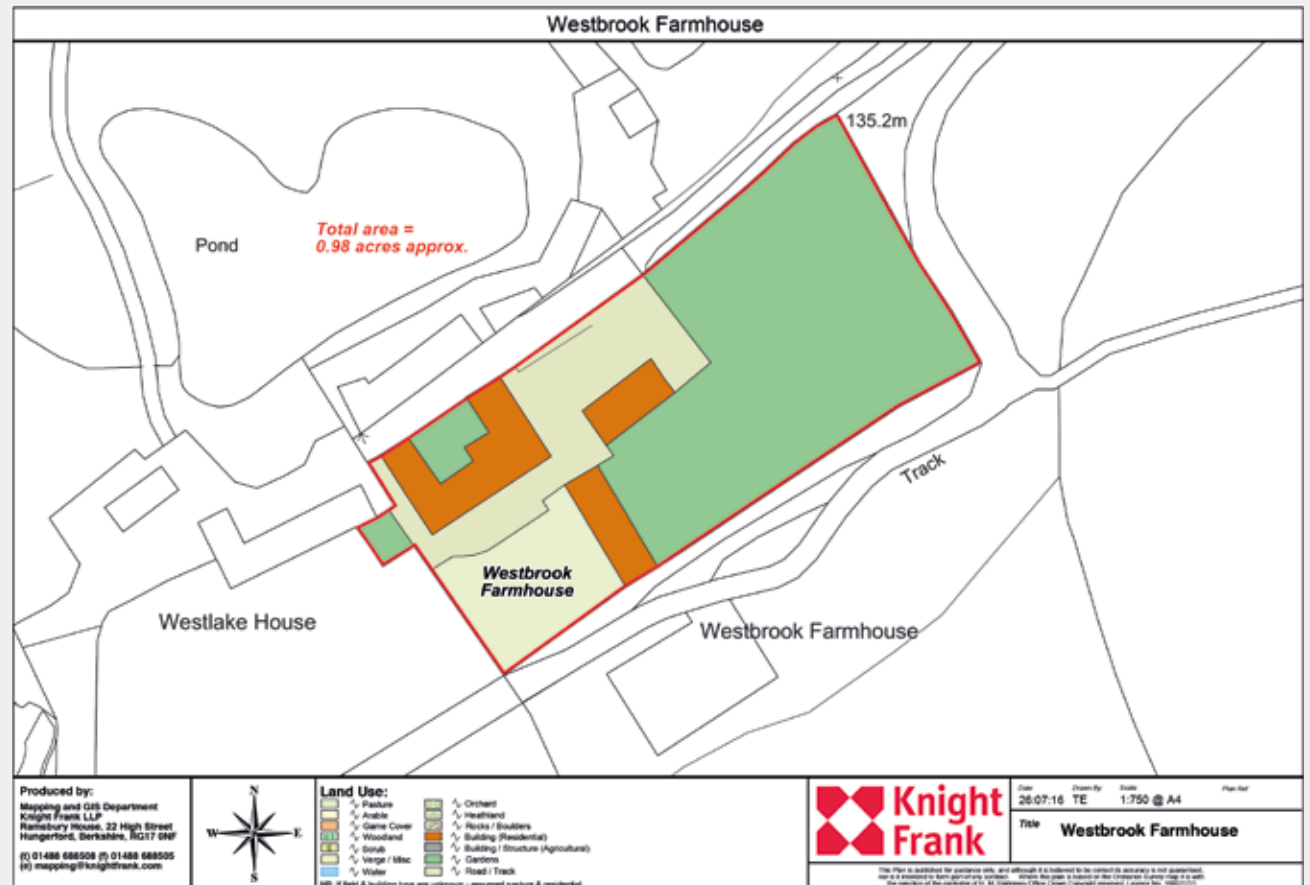
Gas fired central heating (propane), private water and drainage.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Directions (Postcode EX16 9LA)

From Junction 27 of the M5 head onto the A361 towards Tiverton with Tiverton Golf Club on the left. At the roundabout turn right and continue through Bolham and Cove. At the Exeter Inn roundabout go straight across signed Bampton and Wiveliscombe follow this road until you reach a T Junction turn left signed South Molton, take the 1st right signed Exebridge and Dulverton follow the road for 0.7 miles take the left turn signed Oakford Bridge follow the lane for 0.5 miles the driveway to Westbrook Farmhouse is on the left hand side.



Local Authority

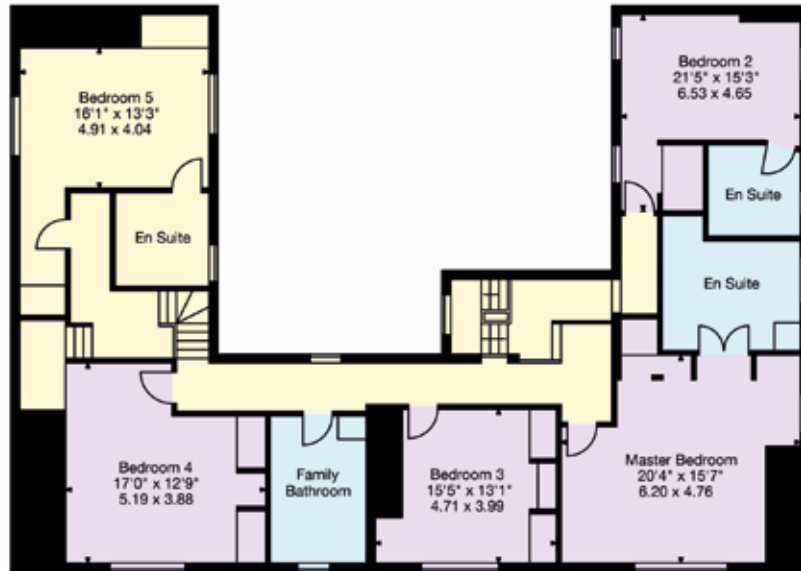
Mid Devon District Council,
www.new.middevon.gov.uk.
Tel: 01884 255255

Viewing

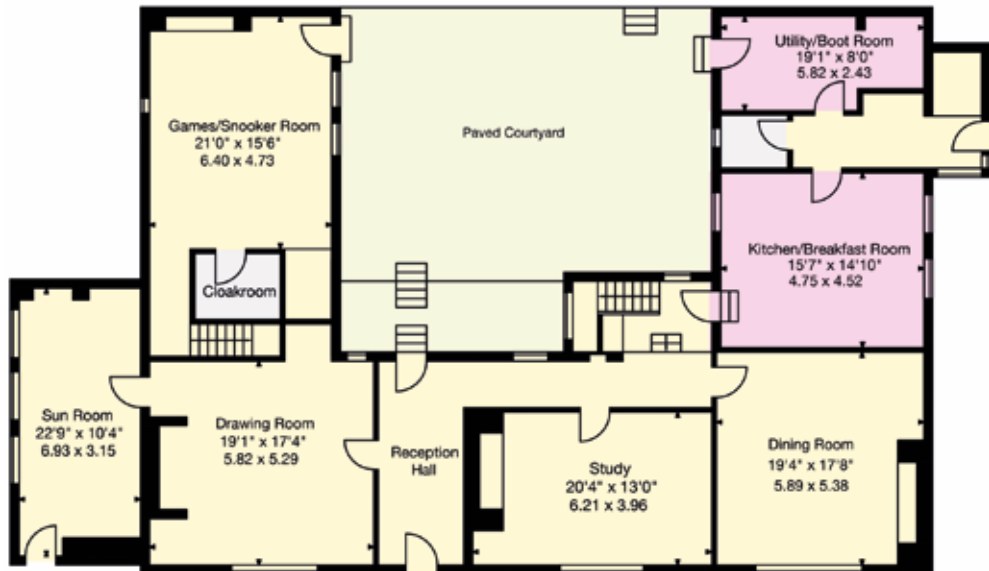
Strictly by appointment only with agents Knight Frank
Tel: 01392 423 111



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



First Floor



Ground Floor

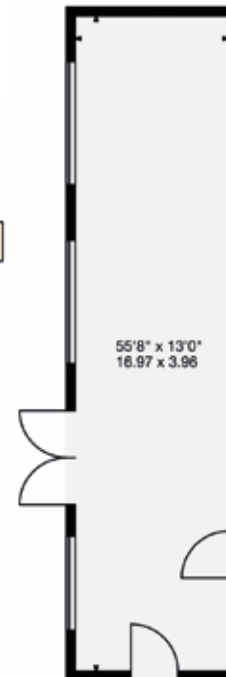
Approximate Gross Internal Floor Area

(No less than)

Manor House: 419 sq.m (4,518 sq.ft)

Outbuildings: 127 sq.m (1,374 sq.ft)

(Including Garages)



Outbuilding

(Not shown in actual location/orientation)



(Not shown in actual location/orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Photographs: July 2016. Particulars: July 2016. Kingfisher Print and Design. 01803 867087.

