



Dishcombe House



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South Tawton, Okehampton, Devon EX20 2RF

A30 dual carriageway 2.5 miles • Okehampton 5 miles • Chagford 6 miles • Exeter 19 miles

A well-presented, substantial country house (6,500 sq.ft) situated in a fine rural location within the Dartmoor National Park, yet with excellent access to Exeter, set in grounds of 8.6 acres

- Drawing room, study, luxurious kitchen/breakfast room, dining room, library, sun room, games room, large studio/playroom
- Master bedroom suite with en suite dressing room and bathroom
- 5 further bedrooms, 3 further bath/shower rooms (2 en suite)
- 2nd floor self-contained flat
- Adjoining substantial range of traditional stone barns with the possibility of conversion (subject to the necessary consents)
- Wonderful mature gardens and grounds including walled garden, shrubbery, paddocks and conservation and amenity land including new woodland

Overall about 8.6 acres

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Situation

Dishcombe House occupies a sheltered position on the northern fringe of the Dartmoor National Park. The market town of Okehampton is 5 miles to the west and has a good range of local facilities and amenities including a Waitrose supermarket and community hospital. Nestled within unspoilt countryside, the property is a short distance from the village of South Zeal which has an excellent village store, two pubs and a primary school. The popular small stannary town of Chagford with further range of facilities is 6 miles. Footpaths lead out onto the open moor with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking, cycling and country pursuits.

Access to the A30 dual carriageway is only 2.5 miles at Whiddon Down which gives easy access to the cathedral and university city of Exeter and the M5 motorway. The A30 links to the M5 motorway to the east and a dual carriageway link to Cornwall in the west.

Introduction

Dishcombe House has interesting origins with it originally being the

farmhouse serving a substantial farm which is evidenced by the extensive range of high quality stone buildings which serviced a substantial acreage.

In the early 20th Century the thatched farmhouse was badly damaged by fire and as a result it was reduced in size and changed to a slate roof. In the last ten years the current and previous owners have converted a large quantity of the traditional buildings at the rear of the house to incorporate them within the principal dwelling adding more living areas plus leisure and storage areas. Further traditional buildings remain which offer scope for additional conversion or adaptation to alternative uses, subject to any necessary consents. The house has been renovated in that time with new roof, hardwood double glazed windows, new heating, wiring and plumbing.

The current owners have in recent years invested an enormous amount of time and capital in improving the grounds including the restoration of the walled garden to a fine leisure area. They have also restored the main shrub areas of the gardens where there are numerous specimens and further enhanced the amenity and conservation appeal of the land. Much has been left to encourage nature with the addition of further tree planting areas.

The House

Entrance Hall with **Cloakroom** and **Shower Room** off. The **Drawing Room** is a most impressive room with large bay window with glazed doors opening to the garden to the south. This room has extensive wall panelling along with massive granite open fireplace. At the other end of this room is a further open fireplace. Door to porch which leads to the walled garden. **Study**, also on the south side of the house.

The accommodation extends to north into the fine **Kitchen/Breakfast Room** superbly fitted with a bespoke kitchen of high quality fittings. Oak cupboards with granite work surfaces along with some painted units in contrasting Shaker-style. Two sinks, two larder fridges, two freezers, two dishwashers, a range cooker (LPG), electric cooker and induction hob. Slate floor. Off this is a **Utility Room/Boiler Room** with Wiessmann LPG boiler. Beyond is the **Dining Room** with doors to the courtyard whilst beyond is a further **Study** which has doors into the traditional barns and also into the north wing.

This north wing of the courtyard includes a **Library** with extensive shelving, a **Sun Room** and **Games Room** with **Cloakroom** off. From this access is gained into the east wing of traditional



buildings which comprise two **Storage Rooms** on the ground floor one of which houses an oil-fired boiler for heating the north and east wings. There is a magnificent **Artist's Studio** on the first floor plus store room off that.

The first floor is accessed via a handsome oak staircase which continues to the second floor. At the northern end of the house is the **Master Bedroom Suite** comprising a large bedroom with vaulted ceiling, exposed kingpin trusses and door straight out into the walled garden. Off this is a **Dressing Area** with oak and mirror fronted wardrobes along with an **En Suite Bathroom** with spa bath, shower cubicle, wc, wash basin and bidet, with slate floor.

On the south side of the house is **Bedroom 2** a well-proportioned room with bay window enjoying wonderful southerly views. **En Suite Bathroom** with free standing slipper bath, wc, basin and bidet. **Bedroom 3** has an extensive range of oak fronted wardrobes plus an **En Suite Bathroom** with short bath with shower over, wc and wash basin. **Bedroom 4** is at the front of the house with bay window, southerly views and a brick open fireplace. **Bedroom 5** also faces south with brick open fireplace. **Shower Room** with shower, two wash basins and separate wc adjoining. **Bedroom 6** overlooks the attractive walled garden.

On the second floor is a well-appointed, **self-contained Flat** with living room, equipped kitchen area off, bedroom and bathroom. Ideal for a relative or staff etc.

The Grounds

Through electric gates a gravelled drive sweeps up to the front of the house with plenty of parking and further gates lead into the paved courtyard which the house surrounds. A particular feature of Dishcombe is the large enclosed, paved courtyard accessed from the kitchen, dining room and sun room. An excellent space for enjoying outdoor living. The driveway also continues around to the rear of the buildings with rear access to road.

The grounds are a particular feature with the main gardens being on the south side of the house, laid to lawn (including former grass tennis court) along with a magnificent array of shrubs and trees including rhododendrons, camellias, Tulip Tree and Cedar plus granite walls along the laneside. There are numerous bulbs providing a wonderful spring display. On the west side of the house is a wonderful walled garden with a central chipping pathway with lawns either side and with well-stocked herbaceous borders. There

is a row of fruit trees (Plum, Apple, Mulberry & Fig), plus a fruit cage with Blackcurrants, Strawberries & Gooseberries.

Below the informal gardens is a delightful wildlife valley with small stream and marsh areas and a large amount of young tree planting (Oak & Alder). There are mown access paths between the grass which is left for conservation and wildflowers.

Beyond the buildings is a pasture paddock with field shelter and there is also a copse.

At the rear of the house is a courtyard of traditional outbuildings (see floor plan) including a **Granite Barn**, open concreted courtyard with **Linhay Barn** to one side with tallet loft over, along with former round house, storage areas and **Garage**.

Overall the property amounts to about **8.6 acres**.





Directional Note

From M5 continue on the A30 westwards and exit at Whiddon Down. Continue into the village and at the mini-roundabout, take the 2nd exit signposted South Tawton and Sticklepath. In 2.3 miles turn right signposted Dishcombe, and the property is on the right after a quarter of a mile.

Services

Mains water, mains electricity, shared private drainage. Two boilers (1 x oil & 1 x LPG). Radiators and partial underfloor heating.

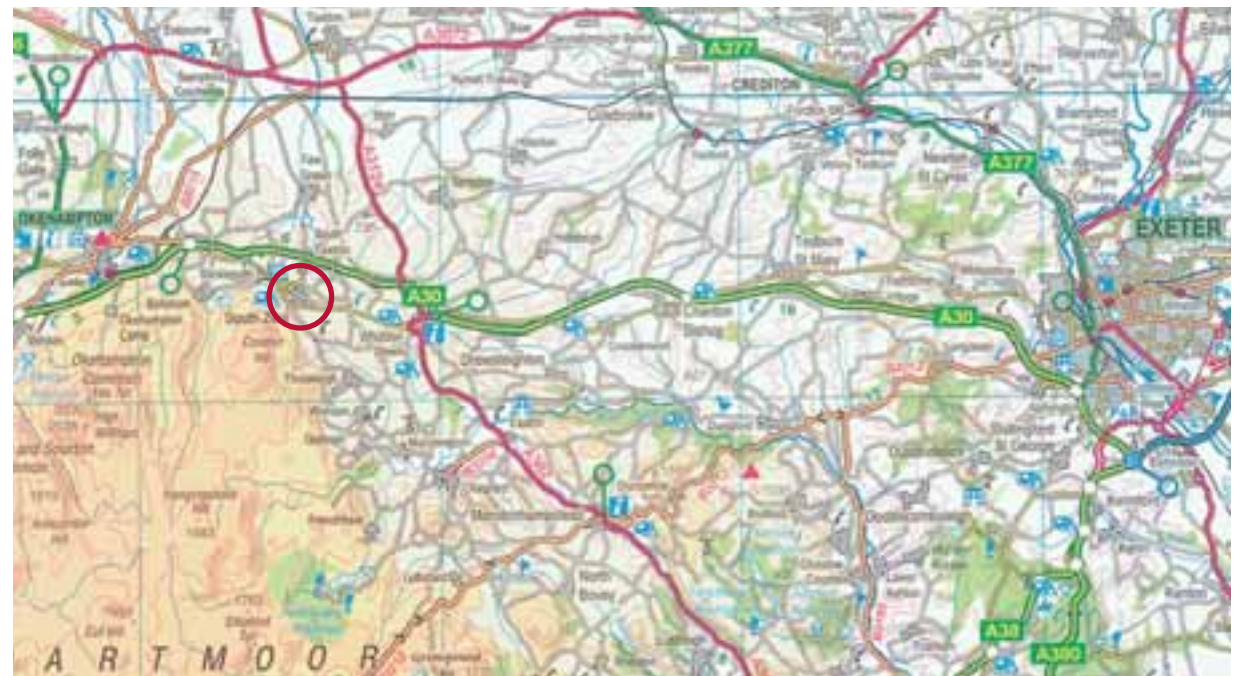
Local Authority

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ. Tel: 01822 813600 www.westdevon.gov.uk

Viewing

Strictly by appointment through the sole agents Stags on 01392 255202.

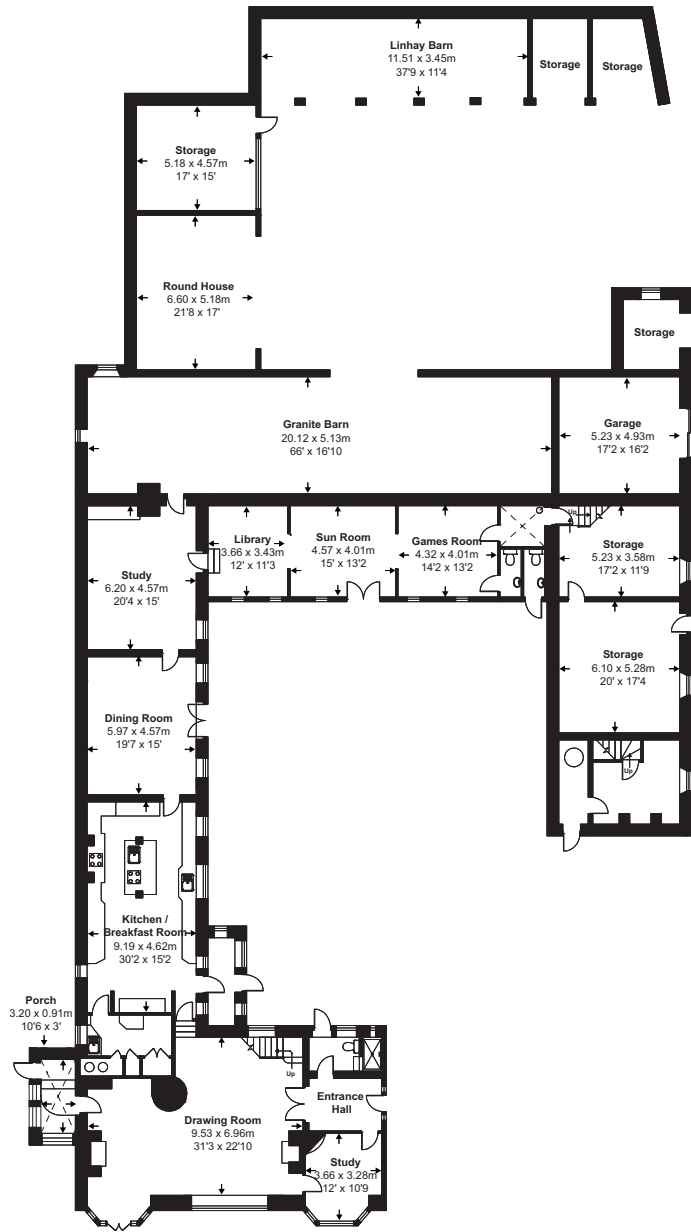
These particulars are a guide only and should not be relied on for any purpose.





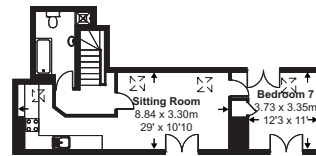




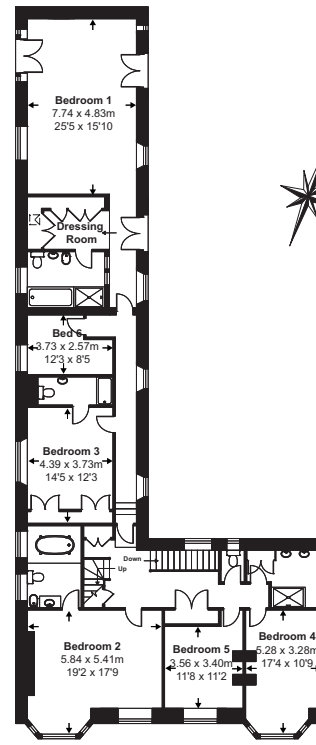


Ground Floor

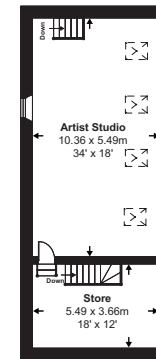
Approx. Gross Internal Floor Area
608.3 Sq Metres 6548 Sq Ft (Excludes Outbuildings)



Second Floor



First Floor 1



First Floor 2



| Energy Efficiency Rating | |
|--------------------------|---|
| Very Good | A |
| Good | B |
| Fair | C |
| Needs Improvement | D |
| Poor | E |
| Very Poor | F |
| Very Poor | G |

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