**Marsh Hill House**  
**DULVERTON • EXMOOR • SOMERSET • TA22 9QF**

Dulverton about 1.5 miles • Winsford about 5 miles • Tiverton about 15 miles

*A fantastic former hunting lodge, set in a beautiful and unspoilt position enjoying far-reaching views over the Barle Valley*

- Reception hall with cloakroom & wc, drawing room, study, dining room, kitchen/breakfast room
- further wc, conservatory, utility room, boot room, pantries and spiral wine cellar
- Master bedroom with dressing room and bathroom, five guest bedrooms, three further bathrooms and a shower room
- Second floor attic space with storage areas and potential for future conversion
- Garaging & carport, tractor store and log storage buildings
- Stable yard with extensive stabling, including seven loose boxes, tack room & store
- feed store and workshop, second floor loft storage area
- Extensive and immaculately landscaped gardens with terraces, lawns, herbaceous borders and ponds
- enjoying far-reaching views over the Barle Valley
- Kitchen garden, south facing paddocks

**In all about 13 acres**

EPC – E

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SITUATION

Marsh Hill House occupies a wonderful south facing position to the west of Dulverton, overlooking the picturesque Barle valley and with stunning views over the surrounding countryside. The rural location is perfect for the network of woodland and moorland bridleways that give access along the Barle Valley to Tarr Steps and beyond across the open moors from Brewers Ford to Hawridge and Dulverton. The Barle Valley is an Area of Outstanding Natural Beauty and is well located, being within easy reach of many of Exmoor’s most famous landmarks including Dunkery Beacon and its beautiful rugged coastline.

The property is also conveniently located for Dulverton, known as ‘The gateway to Exmoor’. The charming village offers a good range of shops, restaurants, specialty shops, churches and other local amenities for day to day needs. It is the centre for many of the field sporting activities for which the area is internationally renowned. For hunting enthusiasts, it is possible to hunt 6 days a week on Exmoor with some of the UK’s most historic hunts in the area including the Devon and Somerset Stag Hounds, Exmoor Foxhounds, Quantock Staghounds, Tiverton Staghounds, Minehead Harriers and Dulverton Farmers hunt to name but a few.

There are numerous primary and secondary schools in the area as well as a good selection of highly regarded private schools, including Blundell’s at Tiverton and Kings and Queens in Taunton. A more comprehensive range of amenities can be found at either Tiverton, or the county town of Taunton. Communications are good with the M5 motorway and Tiverton Parkway railway station at Junction 27 of the M5. Both Exeter and Bristol airports are within a convenient distance.

DESCRIPTION

Marsh Hill House is an attractive and substantial country house, set in a commanding position surrounded by its own land, overlooking its gardens and grounds and the surrounding countryside. The house dates from the late 1920’s and in recent years has been thoroughly modernised by the present owners, to include a new roof and double glazed windows throughout, creating a spacious and characterful family home from which to enjoy all that the surrounding area has to offer.

The house is constructed of brick elevations under a tiled roof and provides remarkably spacious accommodation, retaining many original features including oak panelling, oak floors and woodwork, fireplaces and bay picture windows. Many of the principal rooms enjoy a bright south facing aspect, with wonderful views.
ACCOMMODATION

On the ground floor there is a fine selection of reception rooms including a spectacular drawing room with bay window seating and access to a covered verandah, a large kitchen/breakfast room, dining room, large conservatory and many of the domestic offices and utility rooms associated with a property of its period. A new spiral wine cellar has been installed in one of the utility rooms.

On the first floor, there is a spacious master bedroom suite with dressing room and en suite bathroom. There are five further bedrooms, one of which has access to a large wooden-decked balcony, three more bathrooms and a shower room. There is also substantial attic space on the second floor, which could be converted to provide further accommodation if required, subject to the necessary consents.

GARDENS AND GROUNDS

Outside, the house is approached via a long private driveway which leads to a parking and turning area to the side of the house. There is also a courtyard with car port, boiler room and log store at the back of the house.

The gardens are a particular feature of the property and have been beautifully landscaped with terraces, lawns, ponds, well stocked herbaceous borders, shrubs and trees. From the gardens in front of the house, a path leads down to a wildflower meadow and large stream-fed pond.

To the north of the house, there is a fantastic stable yard with a useful selection of outbuildings, including wood-panelled stabling for up to seven horses, garaging and storage sheds.

Surrounding the house and gardens, there is a selection of fenced paddocks, enhancing the property’s private setting and ring-fencing the house within its own land that extends in all to about 13 acres. There is a secondary drive providing separate access to the stables which lend themselves to conversion for additional accommodation, subject to the necessary consents.
SERVICES

OUTGOINGS
Council Tax Band: G.

FIXTURES AND FITTINGS
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS
From the square in Dulverton, take the B3223 signed Lynton and Tarr Steps. After about 1 mile, as the road sweeps into the woods to the right, turn left and after about 50 yards turn right, towards Ashwick. The front drive to Marsh Hill House is on the left after a further 100 yards.

VIEWINGS
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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Approximate Gross Internal Area
505.5 m² (5441.5 ft²)
Outbuildings: 201.1 m² (2164.8 ft²)
For illustrative purposes only - Not to scale
IMPORTANT NOTICE

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Outbuildings

WC
Store

Store

Tack Room

Stable 3.10m x 3.64m (10'2" x 11'11")

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Service Pit

Garage 5.27m x 6.87m (17'3" x 22'6")

Tractor Shed 3.76m x 5.85m (12'4" x 19'2")

Workshop 4.30m x 4.11m (14'1" x 13'6")

Hay Store 4.30m x 4.00m (14'1" x 13'2")