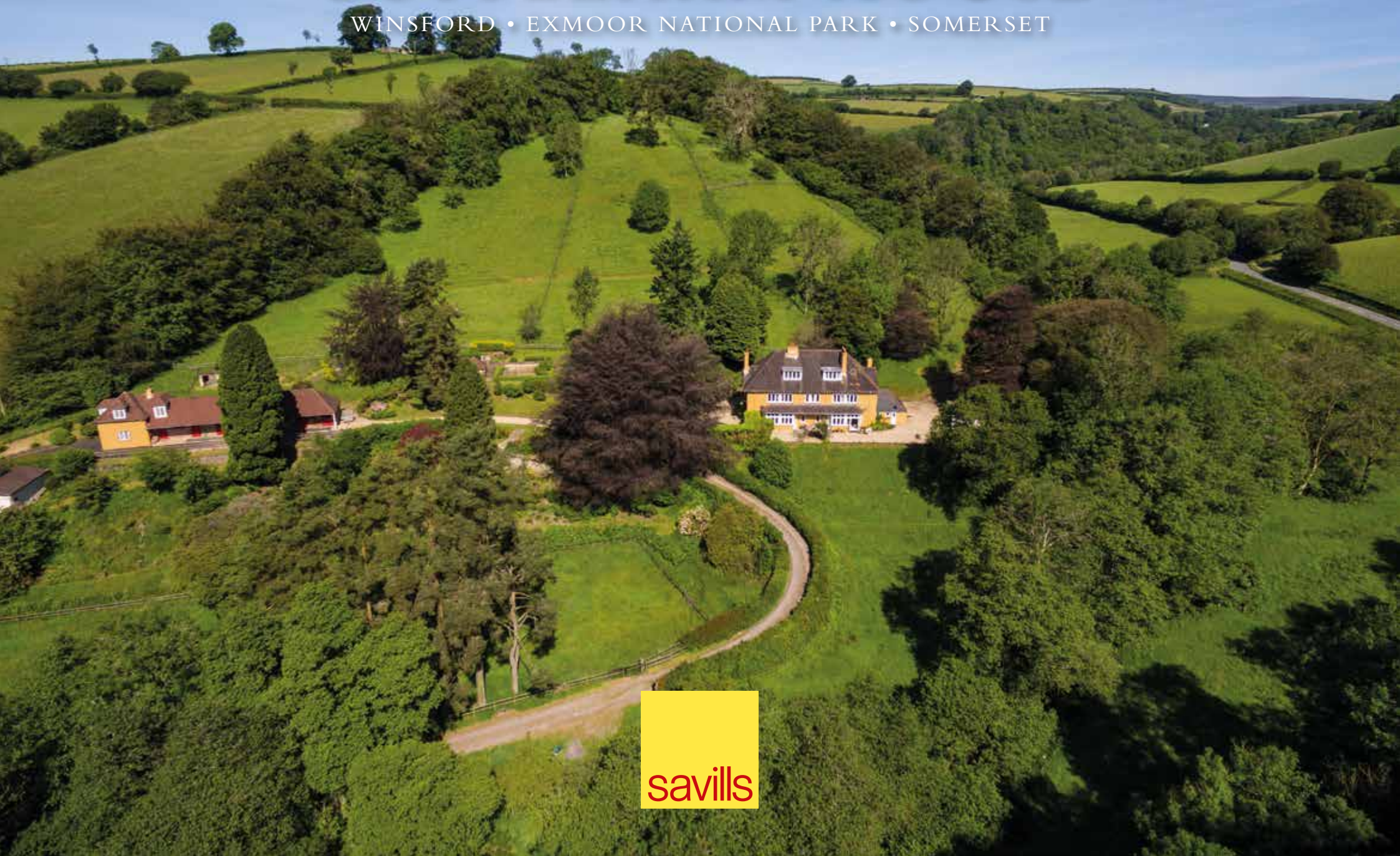


# COPPLEHAM HOUSE

WINSFORD • EXMOOR NATIONAL PARK • SOMERSET



savills







# COPPLEHAM HOUSE

WINSFORD, EXMOOR NATIONAL PARK, SOMERSET, TA24 7AF

An elegant country house, set on the edge of a prime Exmoor village, with stabling, secondary accommodation and land fronting the River Quarme

Winsford about 1.5 miles • Dulverton about 6 miles • Tiverton about 18 miles • Taunton about 22.5 miles

## ACCOMMODATION SUMMARY

Reception hall with fireplace • Traditional cloakroom and WC • Sitting room • Morning room  
Dining room • Study • Kitchen/breakfast room • Utility • Stores and pantry  
Master bedroom suite • Guest bedroom suite • 3 further bedrooms • 2 bathrooms

## STABLE COTTAGE

Kitchen and dining area • Sitting room with wood burner • 2 bedrooms and a shared bathroom  
Stable block with 4 loose boxes • Tack room • Garden and storage sheds • Car port and wood store  
Landscaped gardens and grounds with well-fenced enclosures and frontage to the River Quarme.  
All sporting rights are included.

### In all about 9 acres

EPC Coppleham House – F

EPC Stable Cottage - G



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## SITUATION

Coppleham house is situated in a prime, elevated position, about 1.5 miles to the east of the very popular village of Winsford, within the Exmoor National Park AONB. Exmoor is renowned for its wonderful recreational and sporting opportunities. There are a number of packs of stag & foxhounds nearby and many of the finest shoots are "on the doorstep". In addition, fishing is available on the rivers Exe and Barle as well as Wimbleball Reservoir.

There are excellent schools in the area including primary schools at Dulverton, Exford and Wheddon Cross, a secondary state school at Minehead and private schools in the area include Blundell's at Tiverton. The North Devon beaches, famous for their soft sand and rolling surf, are easily accessible.

Fresh local produce and services can be found at the village shop and post office known as "The Oak" which is located within the well-known Royal Oak Inn in the middle of the village. There is also a very good store and garage at Wheddon Cross, about 4.5 miles to the north. The bustling town of Dulverton is about 6 miles to the south and provides extensive day to day facilities including a doctors surgery and dentist, butchers, general stores, restaurants, public houses and greengrocers.

Communications are good with road access to the M5 at Tiverton (J27) or Taunton (J25). Regular train services depart from Tiverton and Taunton, with journey times from Taunton to London Paddington in under two hours. Bristol International and Exeter International Airports are both within convenient reach, offering a variety of flights to UK and international destinations.

## DESCRIPTION

Coppleham House dates from the early 1900's and has recently undergone an extensive refurbishment by the present owners to create a very comfortable and manageable home, which retains many of its original features throughout. The building offers extensive accommodation over three floors, extending to over 7,400 sq ft. The building faces almost due south, enjoying far-reaching views across its grounds and the Exe Valley.

In addition to the accommodation in the main house, there is Stable Cottage, providing ancillary accommodation for staff or guests, or the opportunity to generate an income through holiday lets, subject to the necessary consents. The gardens surrounding the property have been beautifully landscaped and host a variety of mature trees, shrubs and borders. There is also a selection of well-fenced paddocks to the north and west of the house and buildings, and a copse of woodland to the north.



## ACCOMMODATION

On the ground floor, there is an elegant reception hall, with traditional cloakroom and wc, a fireplace with wood burning stove inset and a staircase that rises to the first floor. There are three fine reception rooms at the front of the house, with both the morning room and dining room having doors which open onto a verandah overlooking the gardens. The kitchen has a two oven Aga, an electric oven and a pair of French doors that open to the garden. There is a study and a good selection of traditional domestic offices, including a larder/pantry, utility room and storage rooms.

A generous landing on the first floor opens to a substantial master bedroom suite, with a dressing room and ensuite bathroom. There is a further guest bedroom at this level, with ensuite bathroom and a further double bedroom with a shared bathroom. Each of the bedrooms at this level enjoy far reaching views. There are two further bedrooms on the second floor, a bathroom and loft room, which could be made into a further bedroom suite if required.

The second floor has not been refurbished to the same extent as the rest of the house and provides further potential for improvement, or the opportunity to create self-contained accommodation, making use of a secondary staircase.



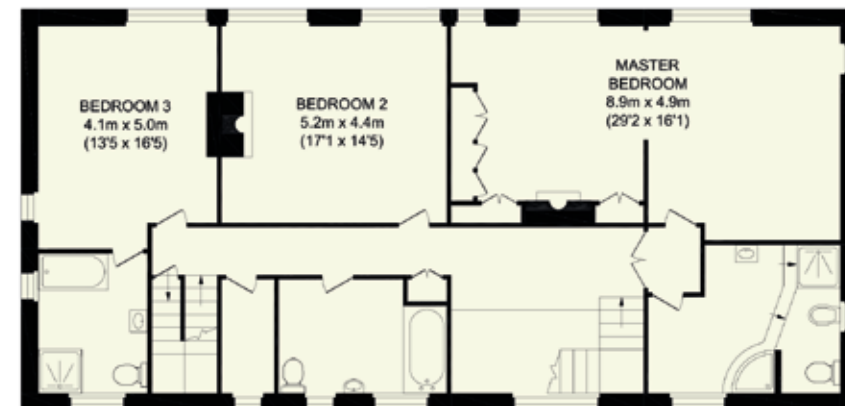
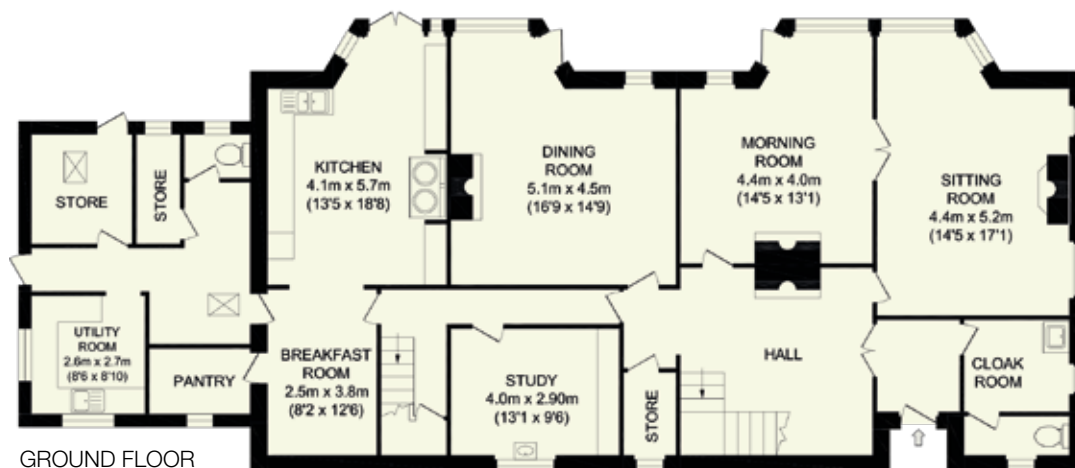






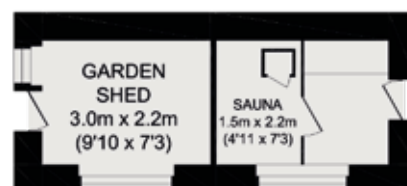
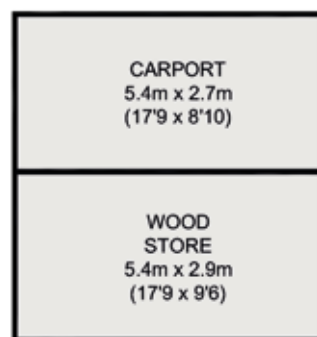






### COPPLEHAM HOUSE

Approximate Gross Internal Area:  
Main House: 690 sq.m. / 7,427 sq.ft.  
Stable Cottage: 79.7 sq.m. / 858 sq.ft.





## STABLE COTTAGE & OUTBUILDINGS

As part of the stable building there is Stable Cottage, which provides spacious ancillary accommodation, including an entrance hall with staircase to the first floor, a sitting room with wood burning stove, two bedrooms and a bathroom on the first floor.

The stable block offers four loose boxes and a tack room with electric and hot water facilities. Within the grounds there is a detached garden storage building with sauna room, a car port and wood storage building. Within the grounds, on the left of the drive as you approach the house, planning permission, although lapsed, has in the past been granted for the installation of a 60m x 20m outdoor Manege.

## GARDENS AND GROUNDS

The property is approached via a long private driveway, which leads north along the bank of the River Quarme then bends round to the west, rising up to a generous parking and turning area to the side of the house. There is also a secondary access leading up a shared drive, which provides an alternative access to the stable yard, suitable for a horse box or small lorry.

There is a south facing terrace which runs along the front of the house. From here steps and pathways lead down through the lower levels of the garden to terraces and a pond. The gardens have been thoughtfully laid out and planted with a mature selection of trees and shrubs, providing a variety of colour through the seasons. Three well-fenced paddocks rise up behind the house to a plateau, from which spectacular views can be enjoyed. There is also a copse of woodland towards the property's northern boundary and a river meadow with wild flowers and access to the riverbank.

## SERVICES

Mains electricity. Private Water and Drainage. Gas-fired Central Heating (Calor Gas). Broadband available.

## OUTGOINGS

Coppleham House Band G. Stable Cottage Band D.

## 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 M5 Motorway at Tiverton (Junction 27) proceed towards Tiverton on the A361. At the first roundabout, turn right onto the A396, signposted to Bampton. Continue on this road towards Minehead, passing through Exebridge towards Winsford and Wheddon Cross. On reaching Coppleham Cross, turn left, signposted to Winsford, then turn almost immediately right into the driveway for Coppleham Cross.

## VIEWINGS

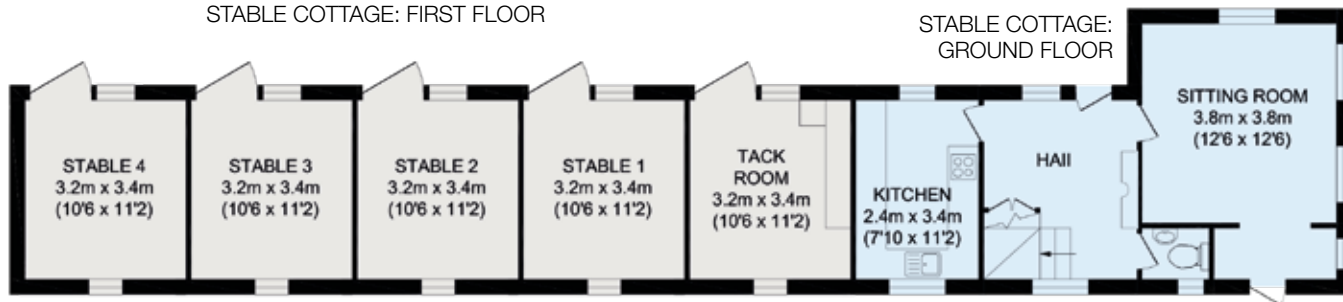
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.







STABLE COTTAGE: FIRST FLOOR



STABLE COTTAGE:  
GROUND FLOOR



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