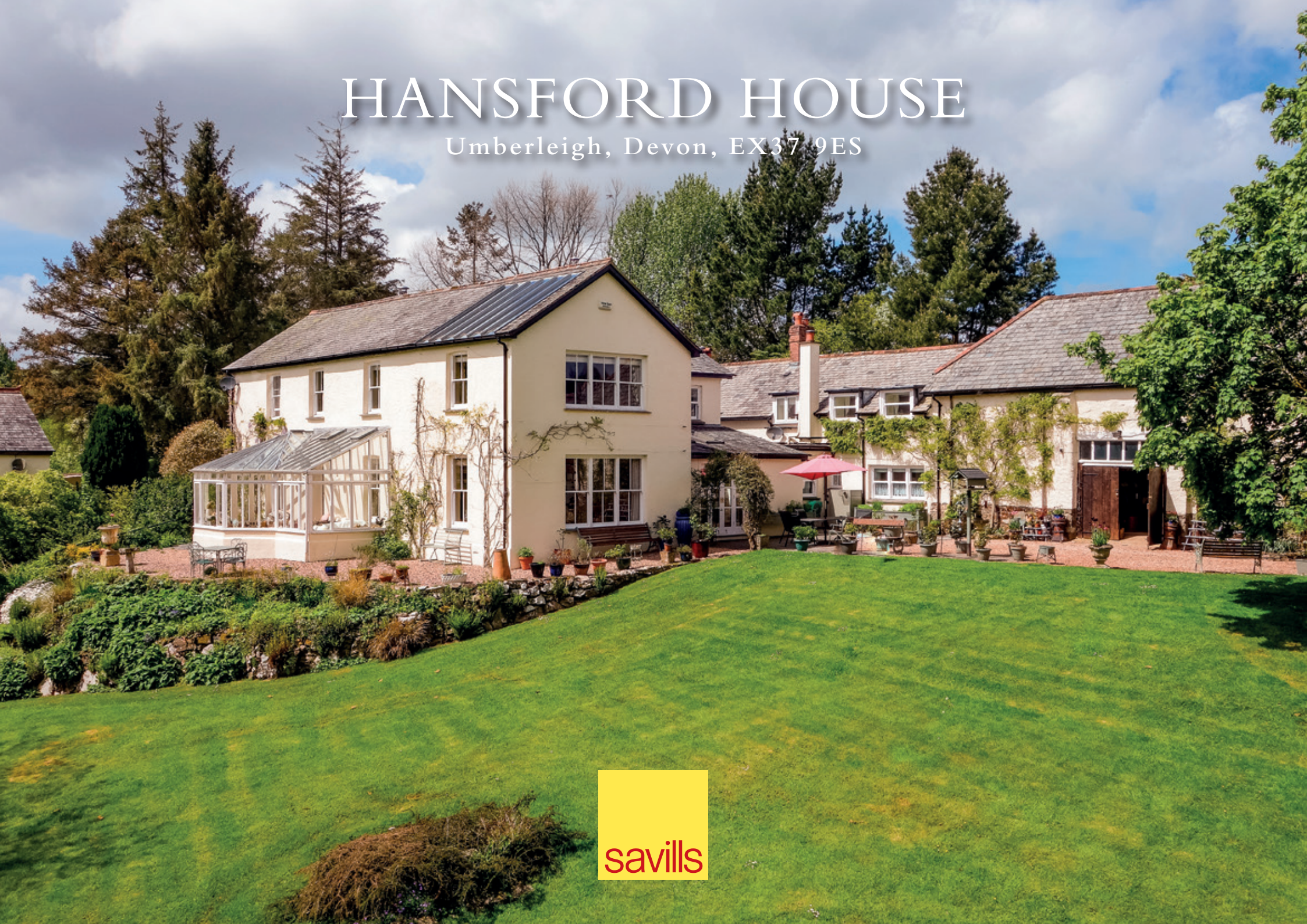


# HANSFORD HOUSE

Umberleigh, Devon, EX37 9ES



savills







# Hansford House

Umberleigh Devon EX37 9ES

*A beautifully presented property with 2 cottages, set within lovely gardens and grounds with a range of outbuildings*

Chulmleigh 2 miles • South Molton 8 miles • Barnstable 14 miles • Exeter 24 miles  
(Distances approximate)

## **Hansford House**

Entrance hall • Drawing room • Dining room • Study • Sitting room • Conservatory  
Kitchen/dining room • Vine room • Utility room • Cloakroom  
Master bedroom and dressing area • 3 further bedrooms • Shower room • Bathroom

## **Gardener's Cottage**

Sitting room • Conservatory • Kitchen • Utility area • Cloakroom • 2 bedrooms • Bathroom

## **Mill Cottage**

Sitting room • Kitchen/dining room • Study • Utility/cloakroom • 2 bedrooms • 2 en-suite shower rooms

## **Outbuildings and Grounds**

Extensive range of outbuildings including a well-appointed studio, barns and garaging  
Landscaped gardens with pond, sweeping lawns, flowering shrubs and a variety of trees

Approximately ½ mile of frontage to the Mully Brook with fishing rights

In all, about 19 acres (7.7 hectares)



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## SITUATION

Hansford House occupies an elevated yet sheltered position in the valley of the River Taw, surrounded by agricultural land and woodland. It is set in one of the most attractive, unspoilt, and yet readily accessible parts of Devon. The property is about 1 mile from the village of Burrington, which has a church and village school. The Saxon hilltop town of Chumleigh, reputedly the smartest town in England, about 2 miles away, has a Spar supermarket, butcher, baker, dentist, medical centre, secondary school and hairdressing salon.

The bustling market town of South Molton is about 8 miles away, standing on the foothills of the Exmoor National Park and offers a good range of local amenities including a variety of shops and supermarket, social and banking facilities, health centre as well as additional amenities including two primary schools and a senior school. There are a number of independent schools in the area, including West Buckland at South Molton, Blundell's School at Tiverton and both Exeter School and the Maynard School at Exeter. The cathedral city of Exeter is about 24 miles away and provides a comprehensive range of educational, cultural, recreational and shopping facilities.

Communications in the area are good with the A377 providing access to both Barnstable and Exeter. The North Devon Link Road (A361) is accessible at South Molton and provides a link to Tiverton, the M5 motorway (J27) and Tiverton Parkway railway station, with regular rail links to London Paddington. Kings Nympton station is within 1 mile of Hansford House and provides rail links to Exeter and Barnstable. Exeter airport provides regular national and international destinations.

## RECREATION

Dartmoor and Exmoor National Parks are situated close by and together with the North Devon coastline and surrounding area, provide ample opportunity for recreational activities including riding and walking. The Highbullen Country House Hotel and Spa at Chittlehamholt (about 5 miles) has tennis, an 18 hole golf course, a multi-gym, an indoor swimming pool, spa facilities and fishing available on the River Mole and Taw. The property also has fishing rights to the Mully Brook with over half a mile frontage approximately.

## DESCRIPTION

Hansford House is understood to date principally from the early 19th Century and is a spacious house constructed mainly of stone with timber casement windows under a slate roof with rendered and colour-washed cream elevations enhanced by climbing wisteria.

The property is beautifully presented providing well-proportioned and versatile accommodation, which allows the Gardeners Cottage to be easily incorporated into the main house if so required. In addition Mill Cottage is a charming detached holiday cottage. The house and cottages enjoy views over the glorious gardens and grounds.





## HANSFORD HOUSE

Hansford House is approached through double panelled electrically operated gates, leading up the curved drive to a gravelled parking area and paved forecourt in front of the house and Mill Cottage. From the entrance porch a front door opens into the entrance hall all with marble flooring and a number of attractive stained glass windows. Doors lead into the dining room, an elegant room in which to entertain, and via the hall to the study, a family room and superb drawing room. There is also a conservatory with original tiles to the floor and stunning views over the garden and Mully Brook.

Also on the ground floor is a well-equipped kitchen/dining room with an oil-fired 4 oven Aga, a range of units under granite work surfaces with built-in appliances and an attractive central island unit. From the kitchen/dining room, a door leads to a spacious

utility room, where an inner door gives access to Gardener's Cottage. On the first floor there is a master bedroom suite with dressing area and bathroom together with three further bedrooms and shower room.

## GARDENER'S COTTAGE

Gardener's Cottage forms an annexe to Hansford House which could easily be incorporated into the main accommodation to provide further reception rooms and bedrooms. The holiday cottage has separate access directly into a conservatory, which also doubles as a dining area. There is an attractive sitting room, well-fitted kitchen and cloakroom on the ground floor and two double bedrooms and a family bathroom on the first floor. Gardener's Cottage has the use of a private lawn and gravelled parking space.

## MILL COTTAGE

Mill Cottage is a charming detached cottage to the south west of the house. Originally housing the machinery for the water mill, the property has in previous years been refurbished and offers accommodation over three floors, with a spacious kitchen/dining room on the ground floor, a sitting room on the lower ground floor and an adjacent study, which enjoys uninterrupted views over the garden. On the first floor there are two double bedrooms, each with en suite shower rooms.

Mill Cottage has an area of private garden with decking and stepping stones to the lower garden and the Mully Brook. There is parking to the front of the cottage.





The Studio



The Studio



## HANSFORD HOUSE

Approximate Gross Internal Area:

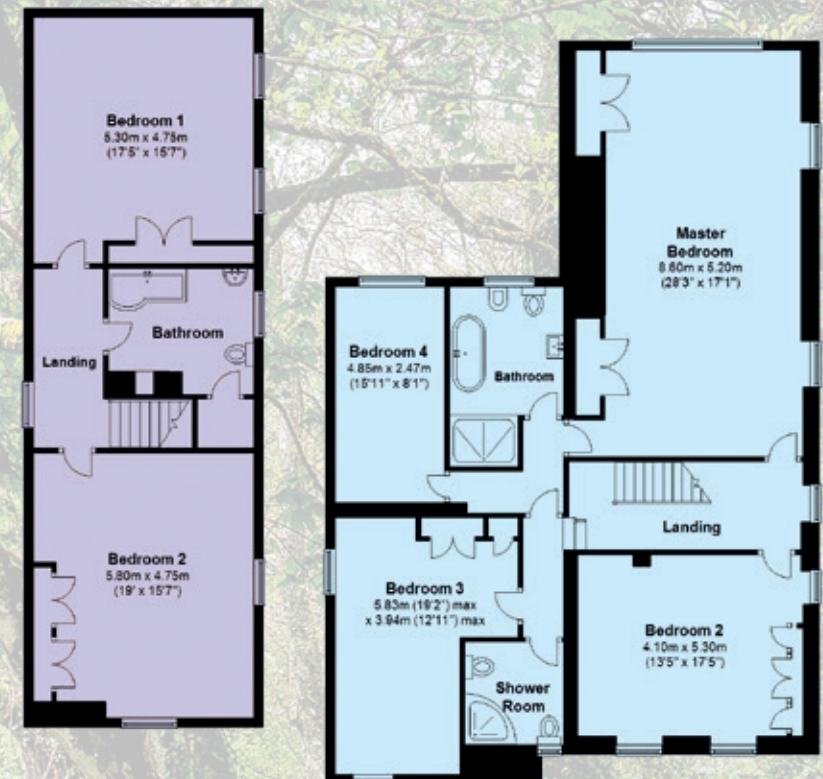
Main House: 498.4 sq.m. / 5364.7 sq.ft.

Outbuildings: 126.8 sq.m. / 1365.1 sq.ft.

Mill Cottage: 120.8 sq.m. / 1300.7 sq.ft.



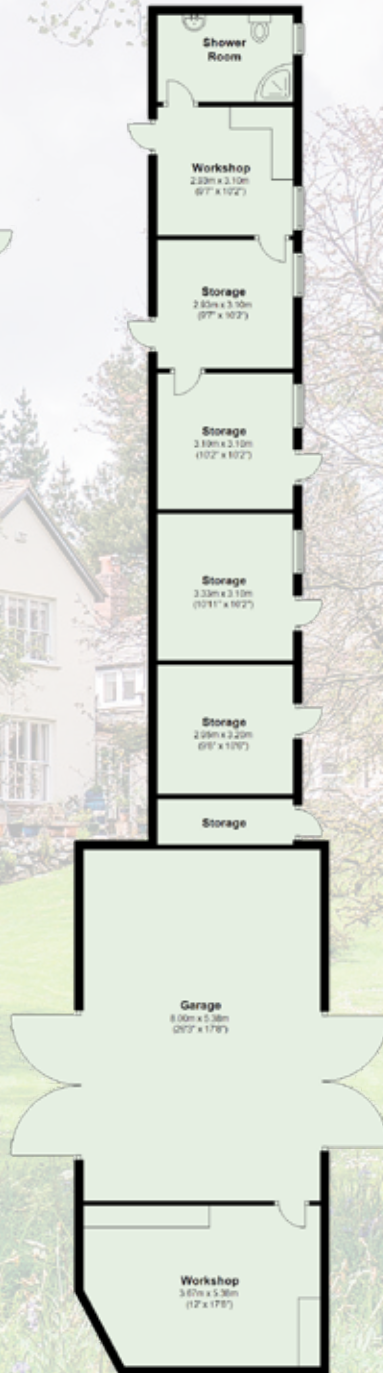
GROUND FLOOR



FIRST FLOOR







GROUND FLOOR



FIRST FLOOR

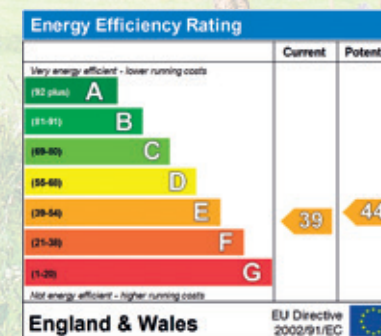


SECOND FLOOR

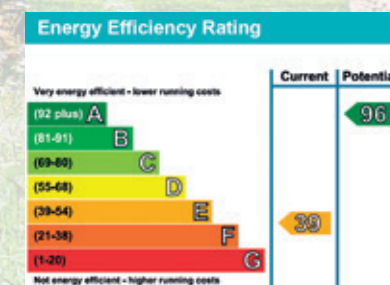
-  HANSFORD HOUSE
-  GARDENER'S COTTAGE
-  OUTBUILDINGS
-  MILL COTTAGE



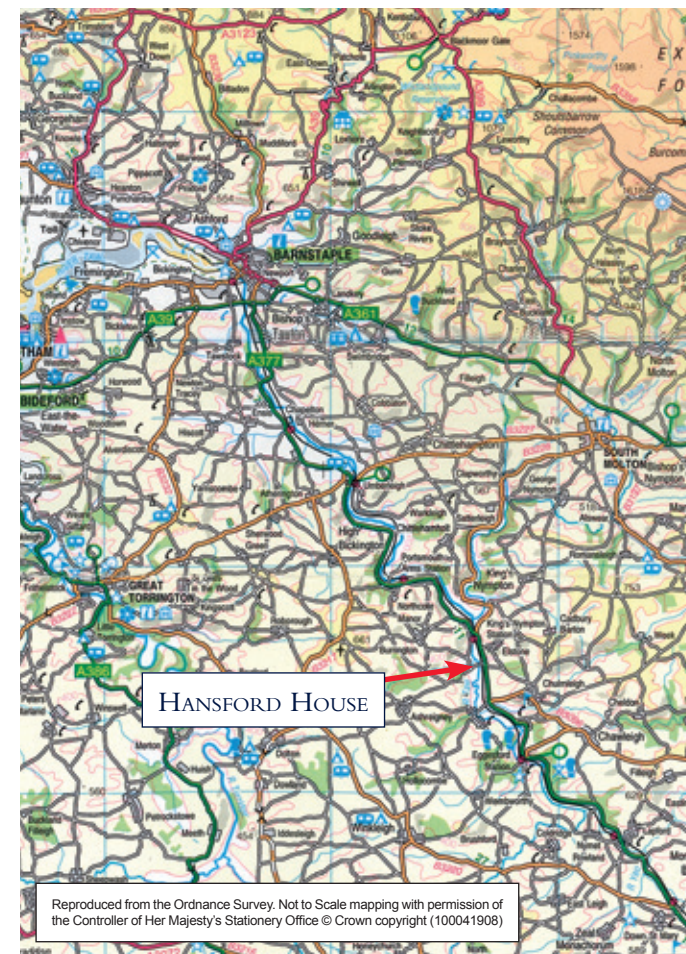
HANSFORD HOUSE EPC



MILL COTTAGE EPC







## OUTBUILDINGS

Hansford House has a comprehensive range of outbuildings comprising a large barn with double doors and a partitioned-off workshop area giving access from the drive and into the garden, with a concrete floor and making ideal storage space for garden machinery and mowers. Extending from the barn is a range of outhouses with stable doors, providing more outdoor service areas, with electricity connected. In addition are three garages and an open pole barn ideal for log storage.

## GARDENS AND GROUNDS

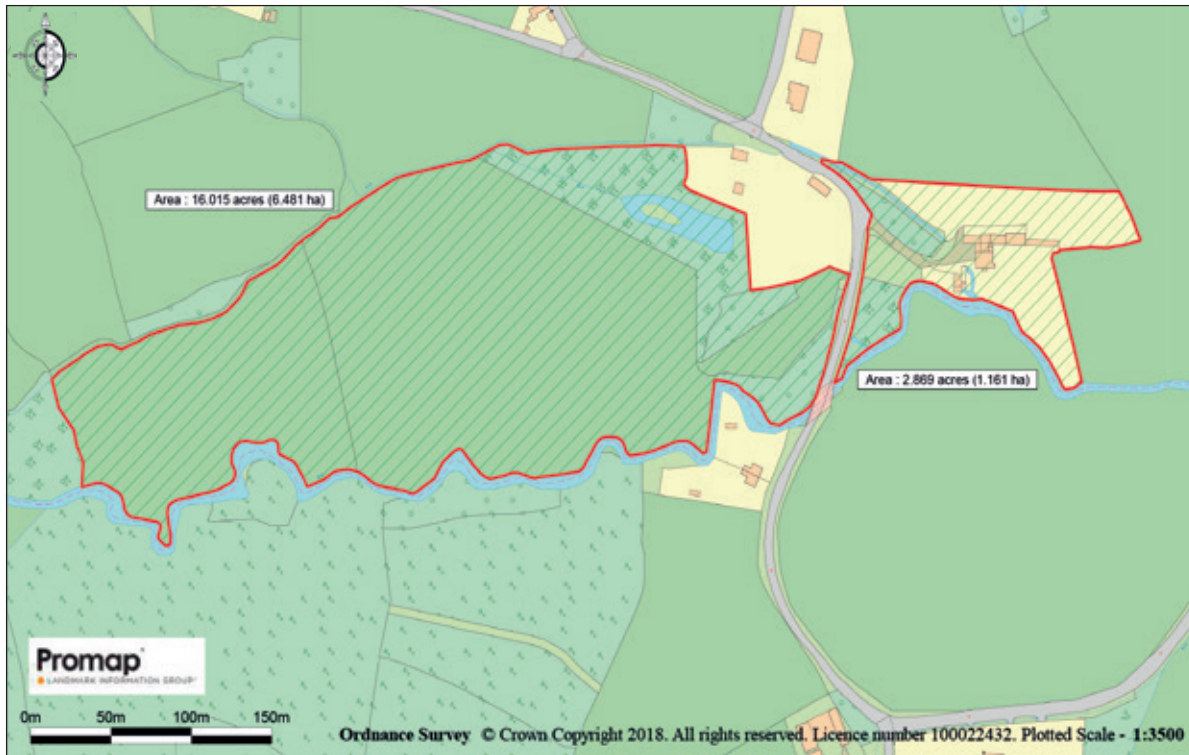
The house stands centrally within the main area of the garden, protected from the north by a mature stand of conifers and ornamental trees. Beautiful lawns are broken up by specimen trees, azaleas, magnolia and rhododendron and edged with an impressive flint stone wall. There is a small log cabin amongst the trees.

To the south, sloping lawns, which contain fruit and ornamental trees, run down to the Mully Brook. The brook meanders along the southern boundary via a series of small weirs, ensuring the constant sound of running water. Within the garden is a barbeque area. Along the south and east sides of the house are further paved outdoor seating areas and terraces, all enjoying the rustic views across the meadows leading down to the River Taw.

The south-facing kitchen garden beyond Mill Cottage is partially walled with espalier fruit trees. There are a number of beds divided by gravelled paths and an adjoining streamside spinney with separate gated access onto the lane.

The level pasture is divided into three enclosures, the one nearest the road being the smallest with a margin of young trees and a style access to the wetland area with central lake surrounded by numerous trees. The remaining two fields are level, running alongside the Mully Brook, and are fenced for livestock with a natural water supply from the river. They also have an attractive margin of deciduous trees, mainly oak, ash and alder.





## FISHING RIGHTS

Hansford House has double and single bank fishing rights on the Mully Brook, with a number of fishing pools.

## SERVICES

Oil fired central heating. Mains electricity. Mains water. Private drainage. Generator if ever required.

## OUTGOINGS

North Devon Council.  
Tel:01271 327711.

**Hansford House** Council tax band: G.  
**Annexe** Council tax band: A

## 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 Exeter take the A377 towards Barnstable. Continue through Crediton, Lapford and Eggesford and after about 5 miles, turn left signposted Burrington. Continue over the River Taw and the entrance to Hansford House will be seen about half a mile on the right hand side.

## 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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