

# CULVERHAYES

Rectory Hill • Sampford Courtenay • Devon • EX20 2TG



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# CULVERHAYES

Rectory Hill, Sampford Courtenay, Devon EX20 2TG

Exeter 23 miles • Okehampton 5 miles • Crediton 14 miles (Distances approximate)

An exceptional refurbished country house with two established holiday cottages, set within stunning gardens and grounds of about 8.5 acres

## **Culverhayes**

Entrance hall • Cloakroom • Drawing room • Dining room • Library • Snug • Study • Conservatory  
Kitchen/breakfast room • Linen & laundry rooms  
Master bedroom suite • Guest bedroom suite • 5 further bedrooms (2 en-suite) • Family bathroom  
Store rooms • Utility • Boiler room • Wine store

## **Spice Cottage**

Sitting/dining room • Kitchen • 2 ground floor bedrooms, (Jack and Jill en-suite)  
Mezzanine bedroom suite

## **Hope Town Cottage**

Sitting room • Kitchen/breakfast room • Master bedroom suite • 3 further bedrooms • Bathroom

## **Gardens and grounds**

Landscaped formal gardens • Series of spring-fed ponds • Pavilion  
Productive pasture land • Outbuildings

Gardens and grounds of approximately 8.54 acres (3.35 ha)

Culverhayes EPC - F • Spice Cottage EPC - F • Hope Cottage EPC - E



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Your attention is drawn to the Important Notice on the last page of the text





## SITUATION

Culverhayes occupies a private position on the edge of the very pretty and peaceful conservation village of Sampford Courtenay, famous for the Prayerbook rebellion of 1549. The village has an active, friendly community, with a village hall, which holds popular events such as musical events, quiz nights, flower and dog shows, and a well-attended church. The village public house, The New Inn, is well regarded locally and further afield for its imaginative food. There are a number of footpaths from the village, as well as cycle trails, perfect for enjoying the surrounding Devon countryside and Dartmoor is within easy reach, just over 4 miles away.

The small market town of North Tawton, approximately 2.5 miles from Sampford Courtenay, has amenities including a small supermarket, pharmacy, primary school, town hall and church. Exbourne, about 2.5 miles to the west, has a community shop, garage, CAMRA-awarded pub and primary school. Okehampton is approximately 5.5 miles away and offers more extensive facilities, including a Waitrose supermarket, a large sports centre and park, surrounded by beautiful riverside walks, and Okehampton College, which is rated outstanding.

Further afield, the Cathedral city of Exeter is just 24.5 miles away and has a number of excellent schools, as well as Exeter university. There is wide range of supermarkets, excellent cultural, recreational and shopping facilities including numerous restaurants, the Princesshay shopping centre and a John Lewis.

Communication links are excellent, with Intercity high-speed trains operating from Exeter to London (Paddington and Waterloo), the Midlands and the north of England. There are growing numbers of flights to UK and international destinations from Exeter airport, including the London City airport.





## DESCRIPTION

Culverhayes is a substantial country house built by the architect Henry Lloyd in 1870. The property is not listed and there is a wealth of period features which have been retained and conserved by previous owners. Extensively renovated and remodelled by the current owners, Culverhayes presents itself as a beautifully appointed and comfortable family home. It stands central to its magnificent gardens and grounds and is approached by a long gated gravel drive. Mature, well established trees encompass extensive lawns with spring-fed ponds and well-stocked flowerbeds.

There are many striking features throughout and the layout lends itself well to modern family living. From the impressive entrance hall, a series of beautifully presented and well-proportioned reception rooms, including a bespoke conservatory, enjoy views over the formal gardens and grounds giving a welcoming introduction to the rest of the house. The kitchen breakfast room is well-furnished with granite work surfaces and built-in appliances. For many families, the first floor will meet all their requirements. There are seven beautifully presented bedrooms with four complimented by high quality en-suite facilities and a family bathroom.









## CULVERHAYES

Approximate Gross Internal Area:

Culverhayes: 468.9 sq.m. / 5046.9 sq.ft.

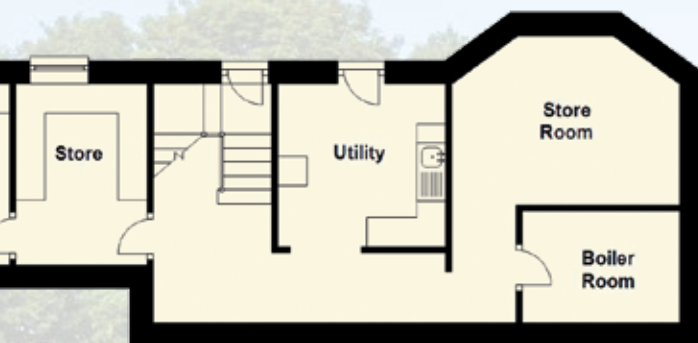
Spice Cottage: 110.8 sq.m. / 1192.5 sq.ft.

Hope Town Cottage: 122.9 sq.m. / 1322.8 sq.ft.



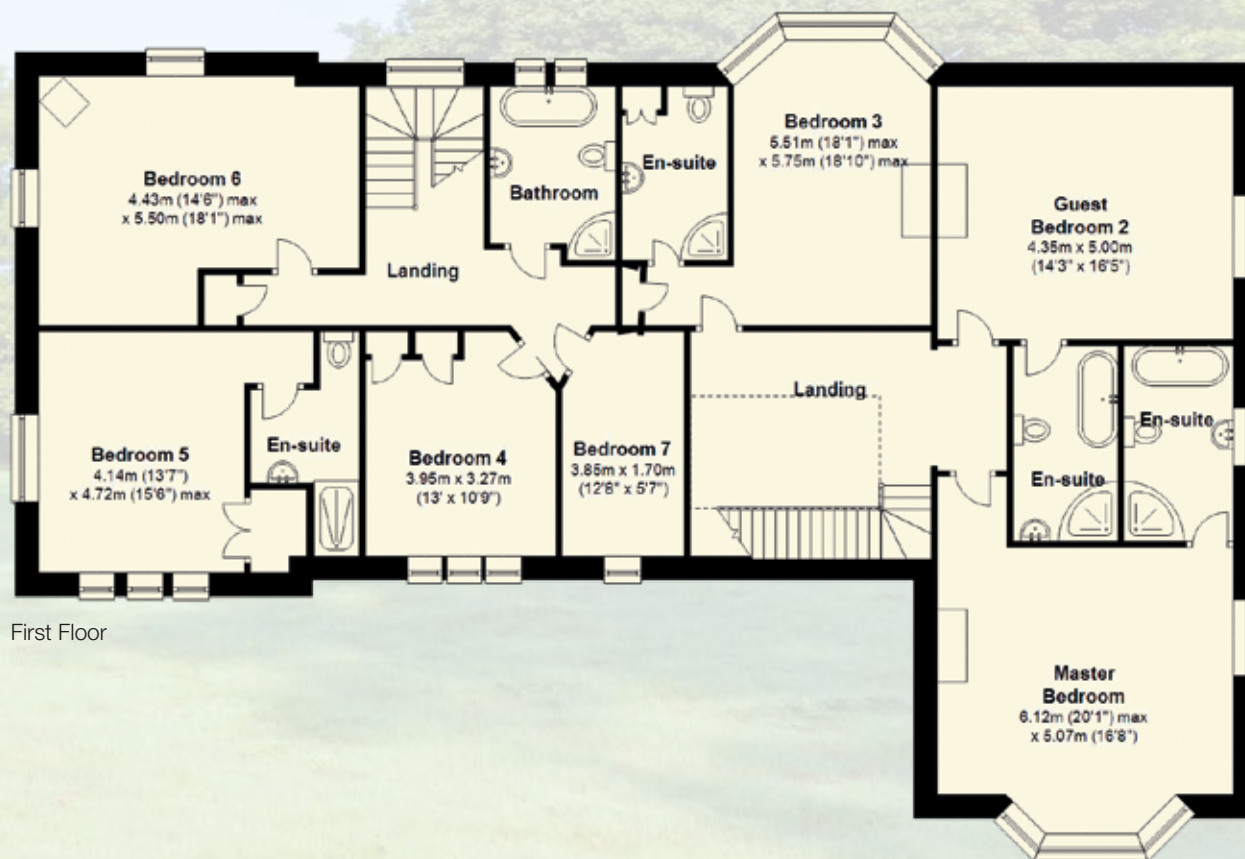
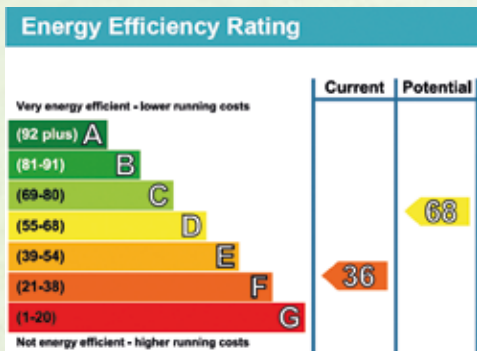
Ground Floor





Lower Ground Floor

CULVERHAYES





## SPICE COTTAGE

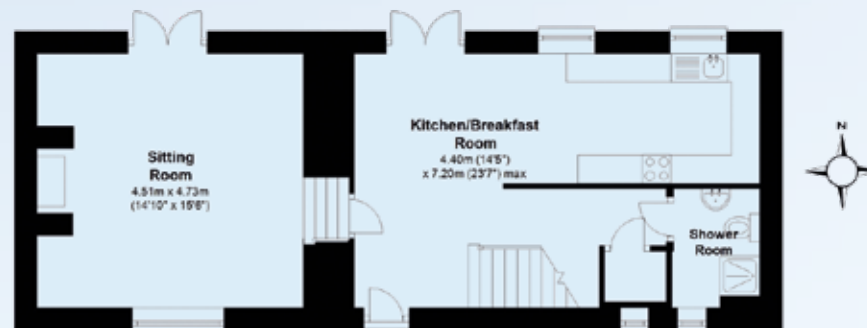


Ground Floor

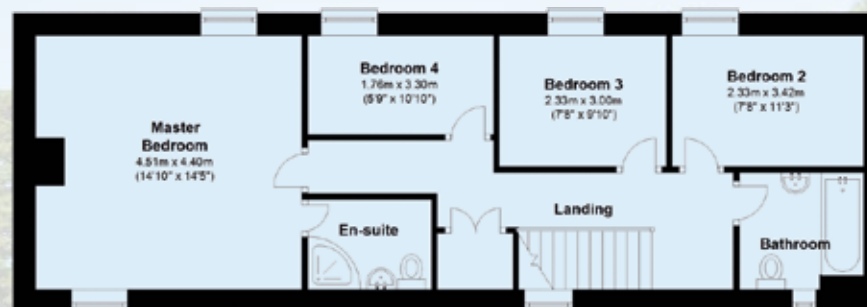


First Floor

## HOPE TOWN COTTAGE



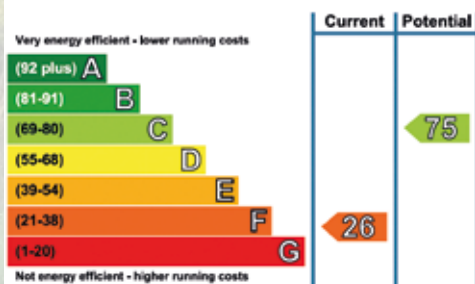
Ground Floor



First Floor

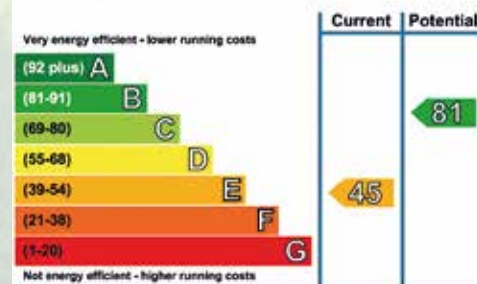
## SPICE COTTAGE

### Energy Efficiency Rating



## HOPE TOWN COTTAGE

### Energy Efficiency Rating







Separate to the house, the original 17th century courtyard barns have been converted into two fabulous self-contained holiday cottages, Spice and Hope Town cottage, each providing extremely comfortable accommodation for 5 and 6 guests respectfully and they are let on a regular basis.







## GARDENS AND GROUNDS

The gardens and grounds are wonderful, meticulously maintained and beautifully landscaped. Immediately behind the property a parterre terrace opens onto sweeping lawn encompassed by an assortment of established trees. Spring-fed ponds with established gunnera are surrounded by stocked beds while a pier provides one of many areas in which to sit and enjoy the beauty of the area. Rose beds and box hedgerows enclose an ornamental pond with central fountain, which leads to a column pavilion providing an exquisite venue for outdoor entertaining and alfresco dining.

The land can be accessed via a separate entrance which also provides access to the holiday cottages and the main house. Gently sloping, the land has mainly been used for the cultivation of seasonal British flowers but would also be suitable for many purposes. There are a number of outbuildings including a Victorian greenhouse, polytunnel together with a range of storage outbuildings.







## SERVICES

Mains electricity, private and mains water, mains drainage.  
Oil central heating.

## OUTGOINGS

West Devon Borough Council. Council Tax Band E.

## 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 Exe Bridges, follow the A377/Alphington Street towards the A30 roundabout. At the roundabout, take the third

exit onto the A30 and continue for approximately 15 miles until the A382 exit towards Moretonhampstead. Continue onto Exeter Road/A382 and turn right onto the Whiddon Down Bypass/A3124. Continue along the A3124 until the road meets the A3072. Turn left onto this road and continue for a short distance until the fork in the road, at which point turn right to stay on the A3072. At the next junction turn left. Continue a short distance and passing over the mini roundabout and keeping The New Inn on your right. The entrance to Culverhayes will be found on the right hand side a short distance on.

For further photographs please go to the following;  
<http://i34859.wixsite.com/culverhayes-devon>

## 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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