

Upcott Farm,
Brushford, Dulverton



Strutt
& Parker

Land and property. Since 1885.

Period farmhouse with 4 reception rooms | 5 bedrooms | 3 bathrooms
Two holiday cottages | Outbuildings | Stables | Manège | Paddocks
About 20 acres

Guide price £3,000,000





A magnificent period farmhouse with two luxury holiday lets, stabling, farm outbuildings and extensive grounds, in a beautiful rural setting close to Exmoor

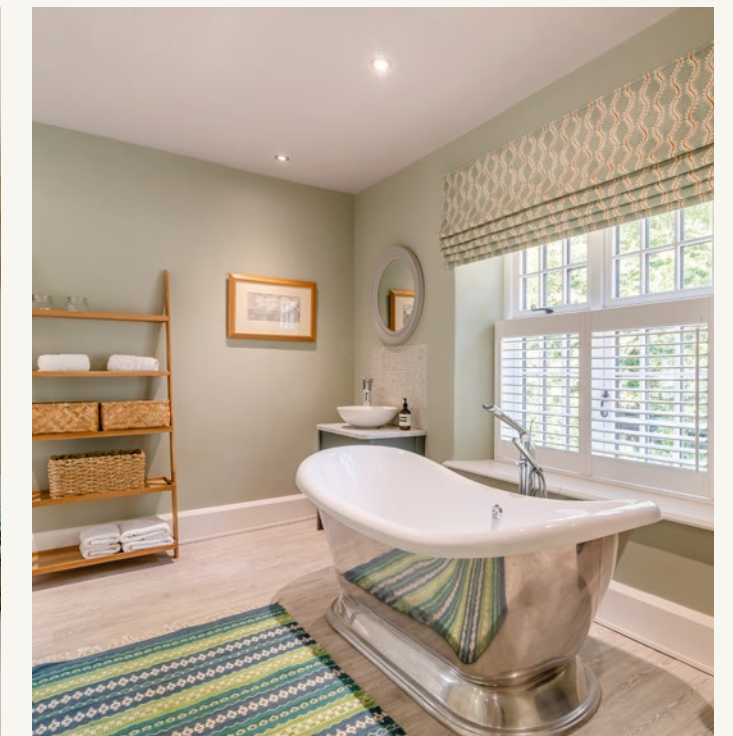
The property

Upcott Farm is an impressive period farmhouse with beautifully appointed accommodation, handsome outbuildings which offer further accommodation and extensive gardens and grounds. It is a quiet and peaceful setting, which enjoys spectacular far reaching views across the surrounding pastoral countryside.

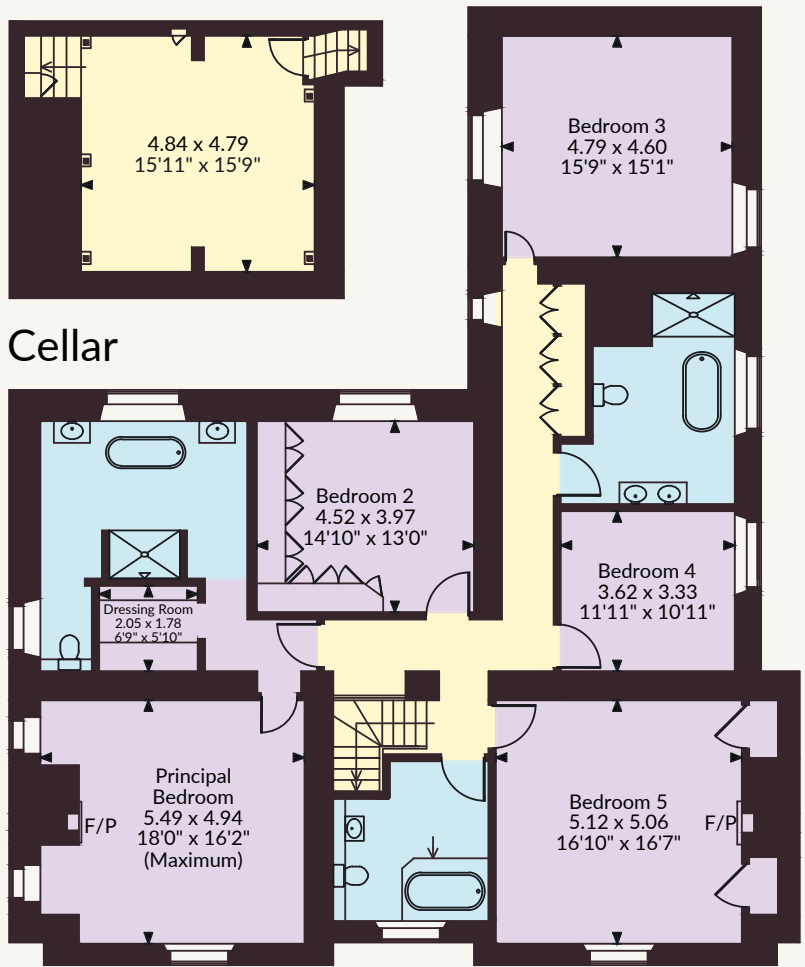
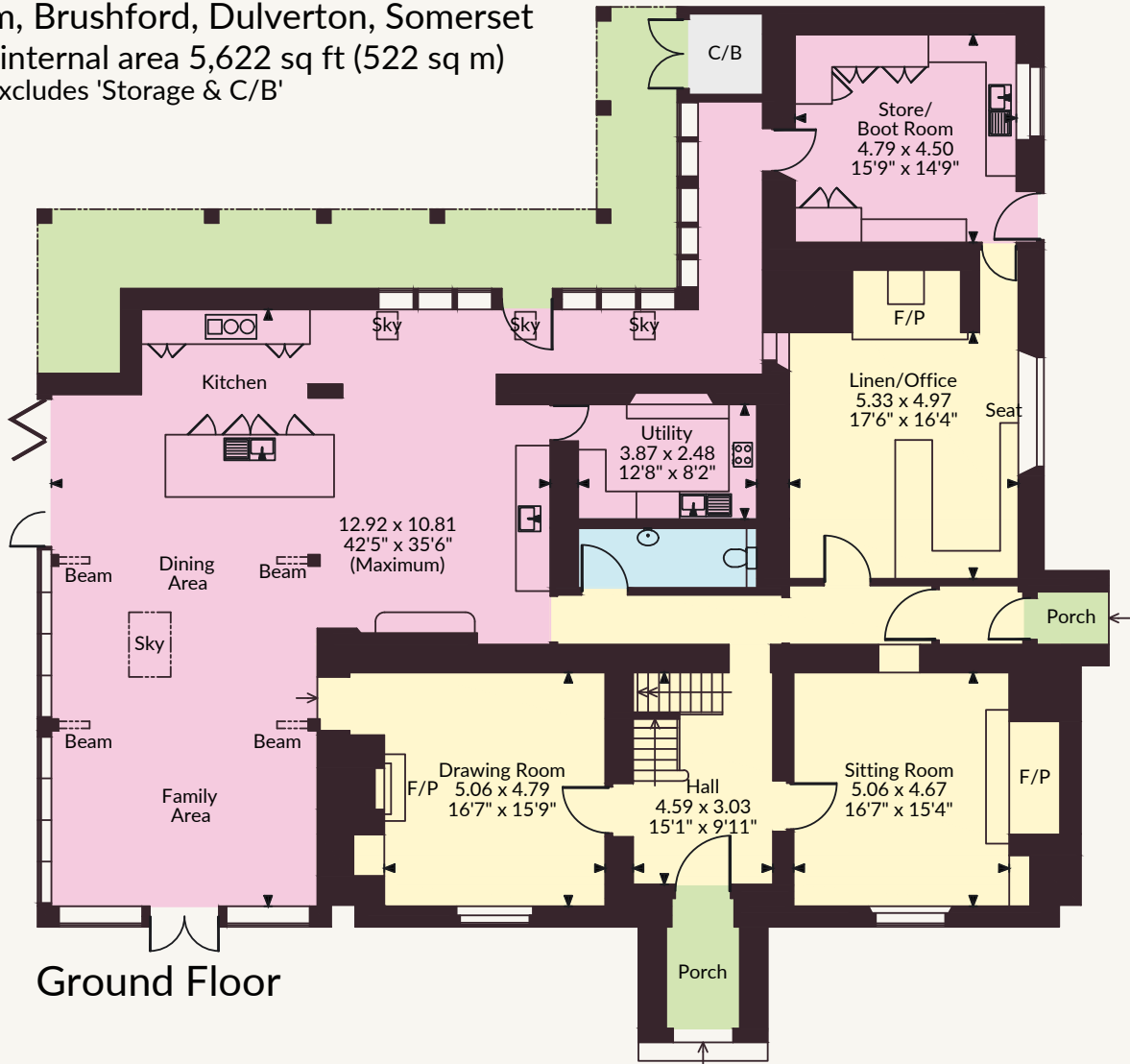
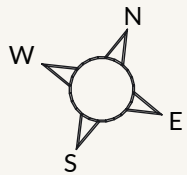
The farmhouse is immaculately presented and comprises more than 5,500 sq ft of accommodation, with several original features including ceiling cornicing and fireplaces. A real highlight of the property is the exceptional kitchen extension. The striking Green Oak timber frame creates a magnificent open plan space for all the family to enjoy throughout the day. It truly is the heart of the home, providing plenty of space for both a dining table and seating area, bespoke cabinetry, 5 oven electric Aga and a large central island.

Leading from the kitchen is a comfortable drawing room and sitting room, both with wooden flooring, fireplaces and south-facing views across the gardens and paddocks. There is also an office and linen room on the ground floor. The first floor provides a stylish principal bedroom with dressing room and en-suite bathroom, together with further four bedrooms and two family bathrooms.

The farmhouse and holiday lets have all been meticulously finished to a modern, exacting standard. Features include underfloor heating, Cat 5 cabling, fibre internet throughout and 2 EV chargers.



Upcott Farm, Brushford, Dulverton, Somerset
Main House internal area 5,622 sq ft (522 sq m)
Quoted Area Excludes 'Storage & C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Willows Rest



Willows Rest

Holiday Lets

The additional accommodation includes Nightjar and Willows Rest, four and two-bedroom properties respectively, which are currently operated as well presented and popular holiday lets. Willows Rest has an open-plan living and entertaining space on the lower level, with two bedrooms, one en suite, and a shower room upstairs. Nightjar is situated on the first floor and has an open-plan living space and four en suite bedrooms. Both holiday lets form part of the handsome large stone-built barn, which also provides workshop and storage space, stabling and garages. Further outbuildings include a pole barn, additional stables, field shelters and a summer house.



Willows Rest



Willows Rest



Nightjar



Nightjar



Nightjar



Nightjar



Gardens and grounds

The extensive gardens and grounds include lawns and terraces surrounding the farmhouse, courtyard areas serving the barns, rolling meadows and paddocks, an all-weather manège, woodland and outstanding far-reaching views across the surrounding landscape.

Location

The property lies just outside the peaceful village of Brushford, set in the spectacular Barle Valley on the southern edge of Exmoor National Park in Somerset, just three miles from the renowned market town of Dulverton. Brushford has a 15th-century parish church, a village shop and café, a petrol station and a thriving parish hall with a varied programme of community activities. The picturesque town of Dulverton provides an excellent range of amenities including a post office, butcher, small supermarket, greengrocers, health centre and a primary school, along with award-winning restaurants and traditional pubs. The schooling (both private and state) is excellent in the area, with good access to the Taunton Schools, Wellington, West Buckland, Uffculme and Blundells in Tiverton. There are mainline GWR rail services from Taunton and Tiverton (London Paddington) and the A361 North Devon Link Road provides convenient access towards Tiverton and the M5 motorway.

Postcode region: TA22



Upcott Farm, Brushford, TA22 9RS

Total Area - 8.12 ha / 20.06 ac

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Upcott Farm, Brushford, Dulverton, Somerset

Garages internal area 681 sq ft (63 sq m)

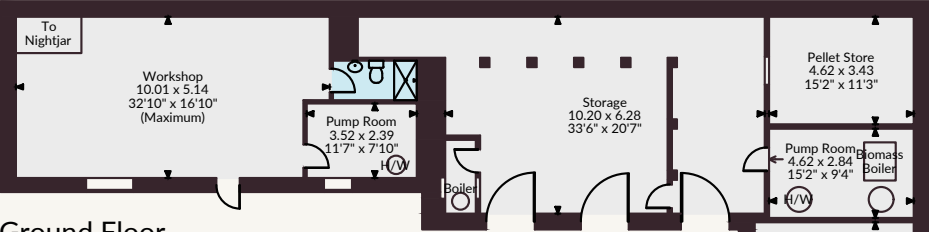
Outbuildings internal area 5,624 sq ft (523 sq m)

Pole Barn internal area 1,522 sq ft (141 sq m)

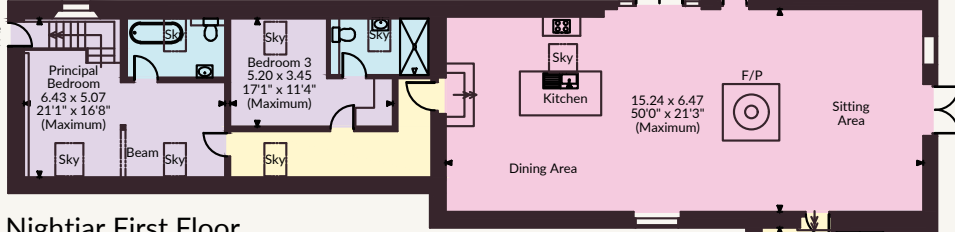
Nightjar internal area 2,702 sq ft (251 sq m)

Willows Rest internal area 1,657 sq ft (154 sq m)

Total internal area 12,186 sq ft (1,133 sq m)



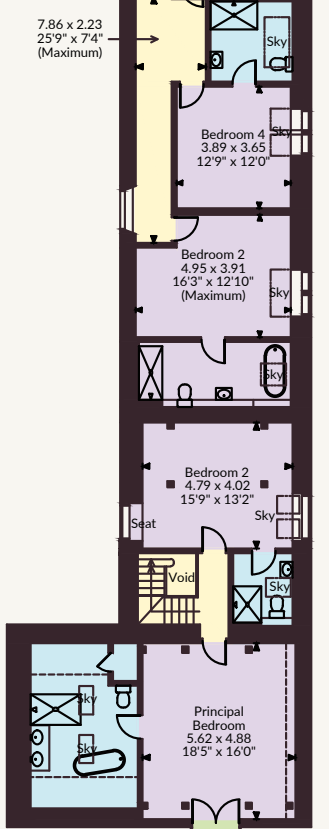
Ground Floor



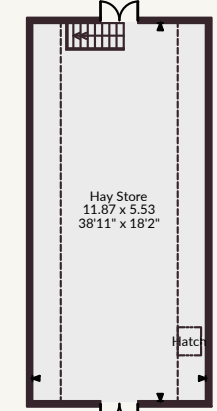
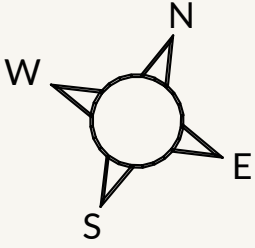
Nightjar First Floor



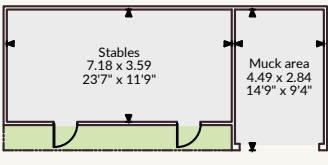
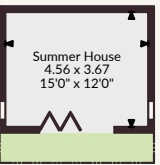
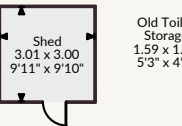
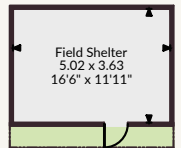
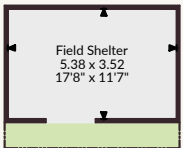
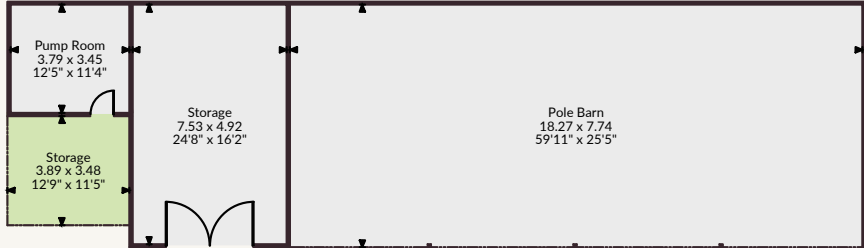
Willows Rest Ground Floor



Willows Rest First Floor



Floor Above Hay Storage



General

Local authority: Somerset council

Services: Mains water and a private borehole water supply, back up oil fired boiler, mains electricity and solar, private drainage.

The entire property runs off a 90kw Froling P4 'district' biomass heat system using renewable wood pellets, with a RHI feed in tariff. There is a recently upgraded Grant Oil boiler supplemented by electric backup systems in case of breakdown or maintenance. In addition, there are both 4kw and 6kw solar array (with battery) connected to the house and barns.

Council Tax: G

The holiday cottages are registered for business rates – further details are available from the agents

EPC rating: D

Tenure details: Freehold

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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