

Lurley Manor
Lurley, Tiverton

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A charming Grade II listed manor with excellent ancillary accommodation and beautiful grounds, occupying an idyllic rural position in Mid Devon

Lurley Manor is an attractive period home offering over 4,400 sq ft of versatile accommodation arranged across two floors. Believed to date from late 15th or early 16th century, the property retains a wealth of original character, including exposed timber beams, inglenook fireplaces, oak doorways with Tudor arches, a spiral staircase and the original studded front door beneath the porch. The property benefits from excellent ancillary accommodation including a self-contained annexe and two detached holiday cottages, offering considerable versatility and a range of potential uses. Set within approximately 4.3 acres of enchanting gardens and grounds, Lurley Manor enjoys a peaceful rural setting while remaining within easy reach of excellent amenities and transport links.

The property

The main accommodation has been thoughtfully arranged to make the most of the property's unique layout and outlook. On the ground floor, three generous reception rooms each enjoy exceptional south facing views. The spacious kitchen and breakfast room overlooks the kitchen garden and arboretum and features traditional fitted cabinetry alongside ample space for informal dining. A separate utility provides additional space for storage and appliances while a secondary kitchen, boot room and cloakroom complete the ground floor accommodation.

The first floor offers seven well-proportioned bedrooms, one of which has en suite facilities, together with two family shower rooms and a separate cloakroom. The current owners have divided part of this floor to create a self-contained three-bedroom annexe creating flexibility for multi-generational living or guest accommodation.

Further ancillary accommodation is provided by two charming, detached one-bedroom cottages within the grounds. Each cottage has its own enclosed garden and they are currently run as successful holiday lets, offering excellent income potential.

The property is approached via a sweeping driveway providing ample parking and access to a four car garage. The beautifully maintained grounds are a particular feature, with formal gardens extending to the south and east of the house. The gardens include established planting, box hedging, a greenhouse and a wonderful variety of mature trees, including mulberry, bay, oak and beech. A productive kitchen garden, grass tennis court and stone flagged terrace with covered loggia provide a range of spaces for leisure, outdoor dining and entertaining. Beyond the formal gardens lies a tranquil pond, an impressive arboretum showcasing Pere David's maple, Chilean fir tree, Mexican orange, Black gum, Honey locust and Mountain black cherry, together with a productive orchard offering apple, pear and medlar. Land to the south of the garage can be accessed via a separate entrance. The property also benefits from several outbuildings offering development potential subject to obtaining the necessary consents. In all the property enjoys approximately 4.3 acres.

4,483 sq ft (416 sq m) | Freehold
Three reception rooms | Seven bedrooms, one en suite | Two family shower rooms | Versatility for a self-contained annexe
Two holiday cottages | Four car garage
Beautiful formal gardens | Kitchen garden | Grass tennis court | Pond Orchard | Arboretum | Greenhouse | Outbuildings with development potential subject to consents | Approximately 4.3 acres
Guide price £1,200,000

Location

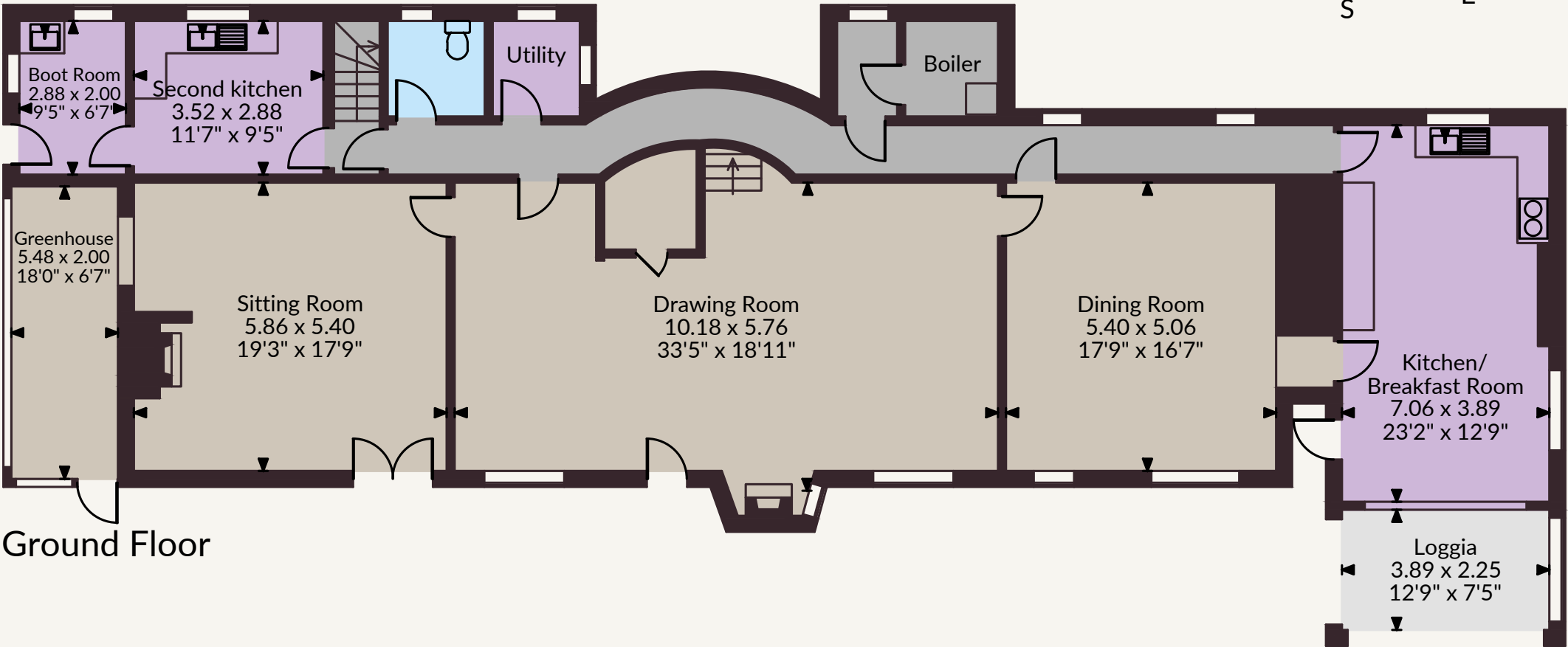
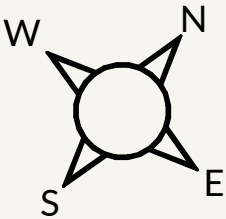
Lurley Manor occupies a peaceful and picturesque rural setting, just outside the historic market town of Tiverton. Tiverton provides a full range of everyday amenities, including supermarkets, shops, hospital, leisure centre, cinema, cafés and restaurants. The M5 offers easy access to Exeter to the south, and towards Bristol to the north, while Tiverton Parkway mainline station, around 11 miles away, provides fast services to London Paddington, taking approximately two hours. Exmoor National Park, Wimbleball Lake and Dulverton are all just a short drive away and offer picturesque walks and natural beauty spots, whilst the beaches of the scenic North Devon coast are also within easy reach. Educational provision in the area is strong, with the highly regarded Blundell's School in Tiverton, alongside Exeter's respected independent schools such as Exeter School and The Maynard School. The property lies within the reduced fee catchment area for Blundells. Postcode region: EX16

General

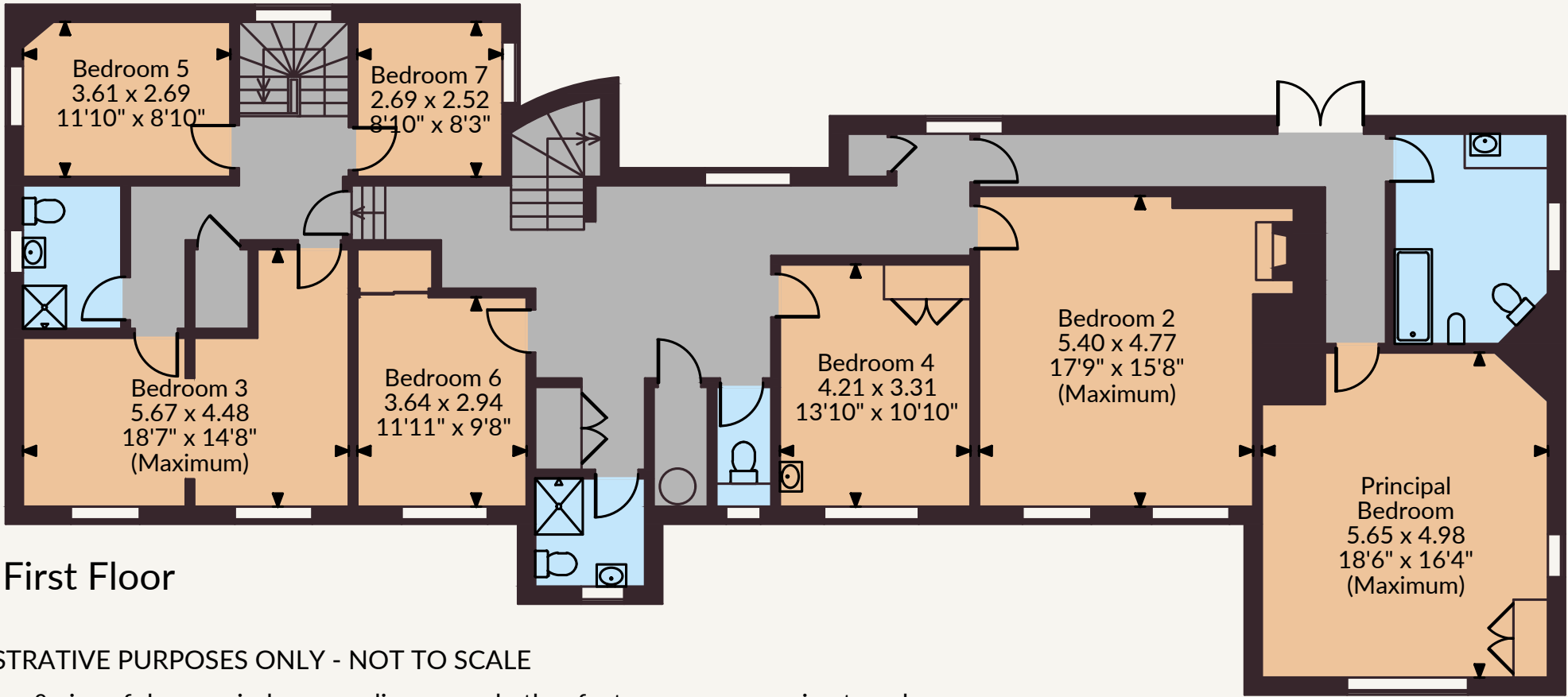
Local Authority: Mid Devon Council
Services: Mains electricity and private water. Private drainage which we understand may not comply with current regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Lurley Manor, Tiverton, Devon
Internal area 4,483 sq ft (416 sq m)
Quoted Area Excludes 'Loggia'



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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