

Gulliford House Mamhead, Exeter



Strutt
& Parker

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2,855 sq ft (231 sq m) | Freehold
Three reception rooms | Five bedrooms | Two bathrooms | Two self-contained apartments | Substantial outbuildings with development potential subject to consents | Established gardens | Ample parking
Garage & carport | Approximately 1.6 acres | Additional one acre paddock available by separate negotiation

Guide price £1,500,000



A charming Grade II listed country house nestled in a peaceful rural setting, offering versatile accommodation with two apartments and substantial outbuildings, set within beautiful grounds of just under 2 acres.

Gulliford House is a unique period country house providing nearly 2,900 sq ft of accommodation in the principal residence. Rich in character and beautifully maintained, the property has been under the same ownership for almost 50 years with an extensive restoration project undertaken in 1985. The property has medieval origins but was mainly established in the 17th century and showcases yellow-rendered elevations beneath a traditional Devon thatched roof and retains an abundance of original features, including exposed timber beams, flagstone flooring, impressive stone inglenook fireplaces and exposed stonework, all complemented by sympathetic modern styling. The property offers exceptionally light and spacious accommodation and enjoys the added benefit of breathtaking views across the rolling countryside towards Haldon Obelisk.

The property

At the heart of the home is a spacious kitchen and breakfast room, thoughtfully designed with a traditional Aga, bespoke wooden cabinetry, a central island and ample space for informal dining. There are three elegant reception rooms, each offering their own distinct character. These comprise a generous sitting room with a striking stone fireplace incorporating a wood-burning stove, a formal dining room featuring exposed stone walls, ceiling timbers and an inglenook fireplace, and a welcoming drawing room centred around a further wood-burning stove.

The first floor provides five well-proportioned bedrooms arranged beneath vaulted ceilings with impressive exposed cruck beams, creating a sense of space while enjoying wonderful views across the surrounding countryside. The bedrooms are served by two well-appointed family bathrooms, both thoughtfully finished to complement the property's period character.

The property includes two attractive first-floor apartments, each occupying the upper half of a semi-detached barn conversion. Both apartments offer a generous living room, two double bedrooms, modern fitted kitchens, bathrooms with a bath and overhead shower, efficient Heatstore Dynamic electric heating, parking for two vehicles and shared use of a large garden. Both apartments are currently let and offer significant income potential as well as opportunities for multi-generational living.

The beautifully maintained level grounds feature extensive lawns, colourful herbaceous borders, mature trees and established planting, enclosed by traditional Grade II listed stone boundary walls that provide a high degree of privacy. The property enjoys an enviable south-facing orientation and is further enhanced by a substantial detached outbuilding incorporating professional home offices, a staff room and a generous garage. None of these spaces are currently let but could easily provide another significant income stream. A second outbuilding provides a carport, useful log and garden stores and a full-length loft above. The outbuildings also offer development potential subject to obtaining the necessary consents.



To the rear of the barn there is an orchard incorporating a large area of lawn and a small arboretum with far-reaching views across the surrounding Devon countryside. An additional one acre paddock opposite the property is available by separate negotiation.

Location

Gulliford House enjoys a peaceful setting in the heart of the Haldon Hills, with Haldon Forest and Dawlish Warren beach nearby, offering miles of scenic walking and cycling trails, along with stunning views across the Exe Estuary. Nearby Kenton and Starcross provide everyday amenities including shops, cafés, pubs and primary schools, while Exeter is approximately 8 miles away and offers extensive shopping, cultural attractions, leisure facilities and healthcare. The area is well regarded for education, with independent schools such as Exeter School, The Maynard, St Peter's Preparatory and Trinity.

Transport links are excellent: Starcross and Exeter St David's stations provide direct services to London Paddington, while the nearby A380 and M5 offer convenient access to Exeter, Plymouth and Bristol. Exeter Airport provides a range of domestic and international flights.

The area is ideal for outdoor enthusiasts, with nearby golf courses, sailing on the Exe estuary and easy access to Dartmoor National Park and the award winning beaches along the South Devon Coast.

Postcode region: EX6

General

Local Authority: Teignbridge Council

Services: Mains electricity, gas and water. Private water is also available. Private drainage which we understand is compliant with current regulations.

Council Tax: Band G. Orchard and Shippen Band B.

EPC Rating: D. Orchard rated D. Shippen rated E.

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

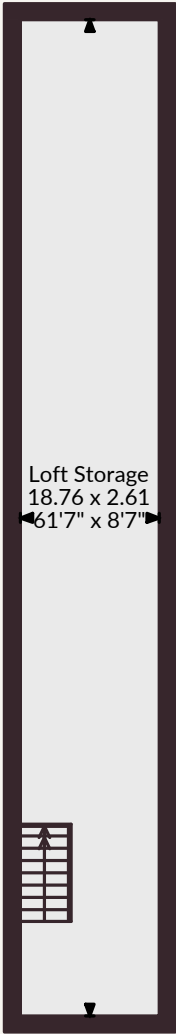




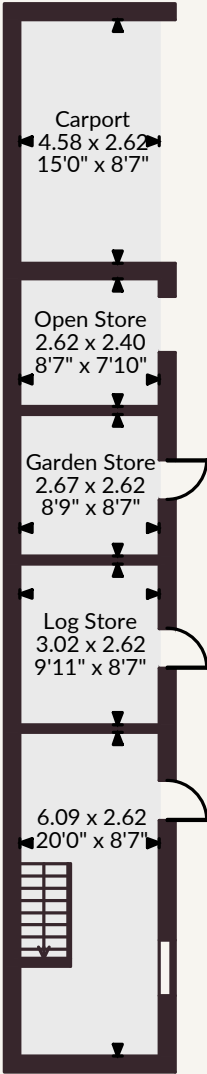
Total area: approx. 69.3 sq. metres (745.7 sq. feet)

The Orchard Flat, Mamhead

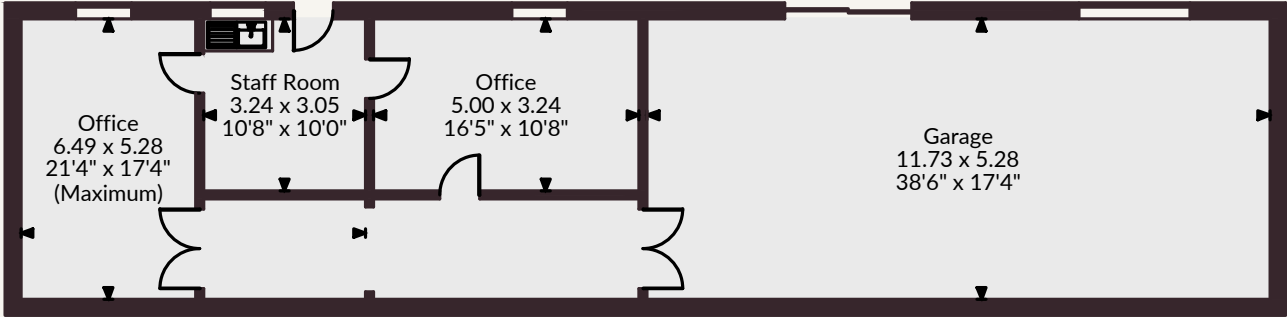
Gulliford House Mamhead, Exeter
Main House internal area 2,855 sq ft (231 sq m)



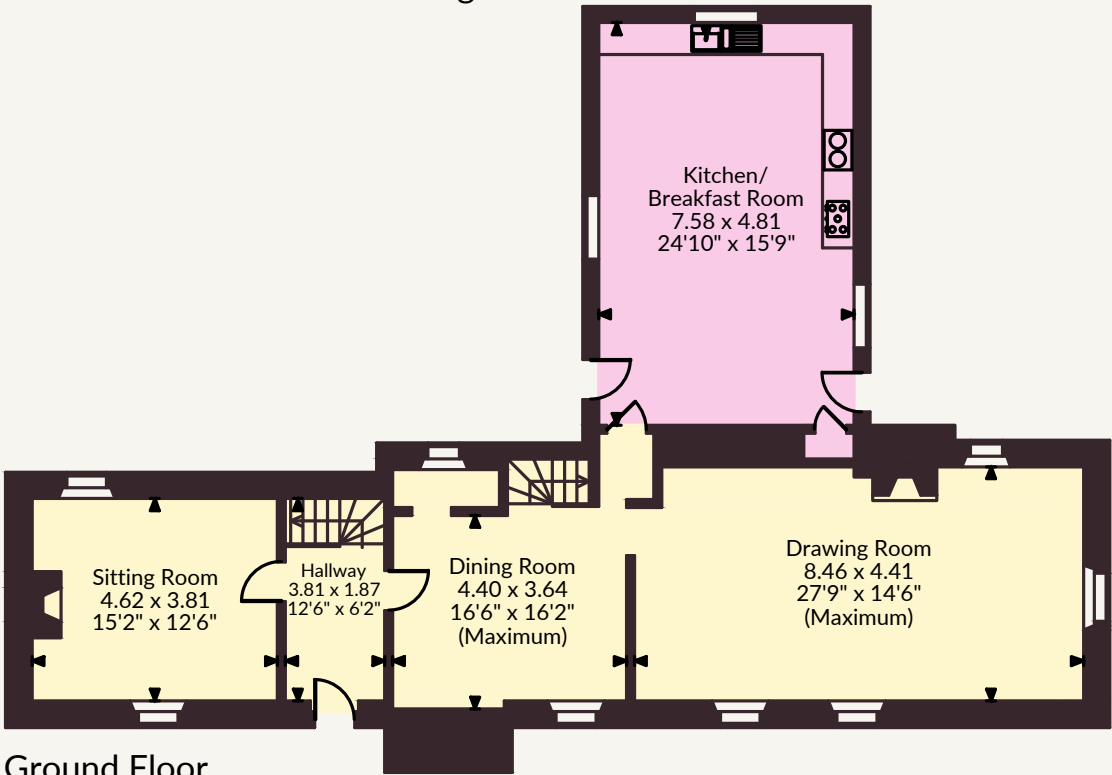
Outbuilding
First Floor



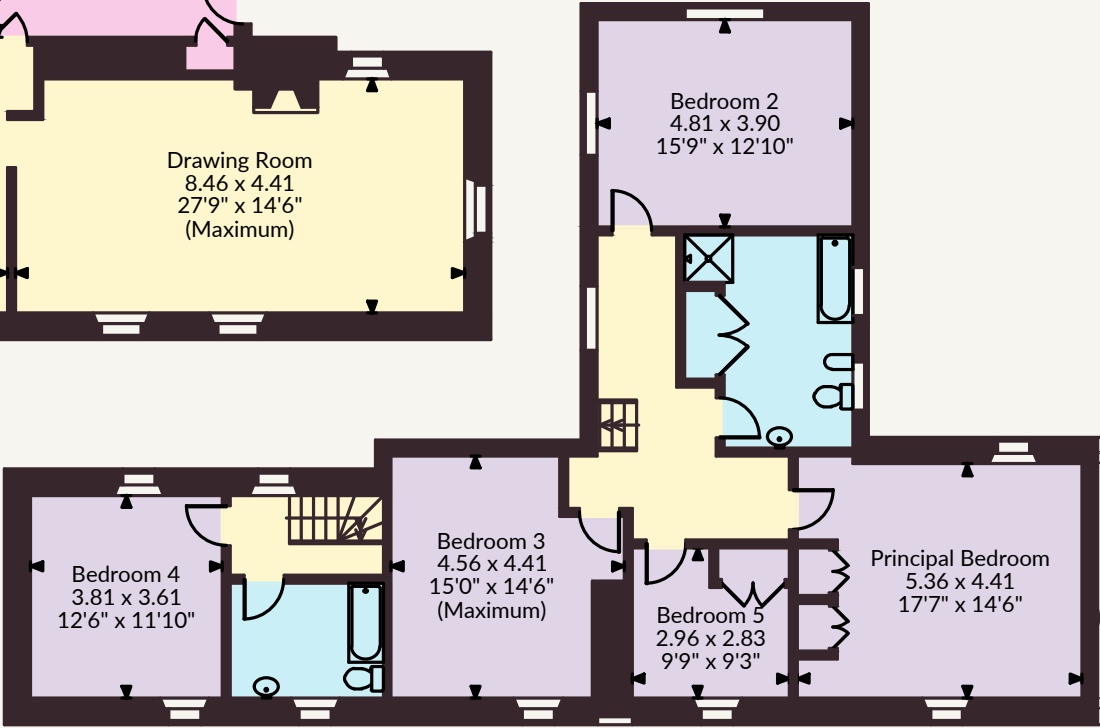
Outbuilding
Ground Floor



Outbuilding



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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