

## Two exceptional Mid Devon properties ideal for equestrians

**team** estate agents in Mid Devon have bought two country homes to the market, both of which are of exceptional quality with acreage and would make ideal homes for nature lovers, keen gardeners and particularly those who enjoy equestrian pursuits...

***Warmbrook, Throwleigh, on Dartmoor National Park with stable block, paddock, lake and stream, at £750,000...***

The Dartmoor office of Rendells, **team** estate agent in Chagford (01647 432277), is thrilled to bring to the market Warmbrook, a detached granite character residence in a secluded location on the edge of the highly sought-after village of Throwleigh within Dartmoor National Park, set in around seven acres of grounds with a stable and parkland paddock.



Warmbrook is a substantial cottage style home without any near neighbours on the outskirts of the village, originally built in the first decade of the 20<sup>th</sup> Century and transformed in the late 1920's in the same attractive style with granite exterior.

An open fronted porch with a small side seat leads to the entrance lobby with cloaks cupboard and the inner lobby. In the reception hall is an open tread staircase and exposed beams and the large dining room is dual aspect with a granite fireplace and chimney breast as well as built-in bookshelves. The 21'3"x15'8" sitting room has a particularly homely, comfortable feel with a fireplace, exposed wall and ceiling timbers and is also dual aspect with windows looking out to the south over the gardens and to the west over moorland. Two granite steps take one down to the garden room with French windows leading out into the garden. The dual aspect fitted kitchen includes a double-oven Aga in the chimney recess and there is also a rear hall with cloakroom as well as a utility room, study and an integral garage.

Upstairs, the landing leads to the three double bedrooms, master with dressing room and two bathrooms.

Outside are approximately seven acres, the mature gardens lying principally to the south side of the house landscaped to lead the eye. A paved seating area takes best advantage of the moorland

views and informal lawns sweep down to a Yew hedge while low curved granite walls border beds designed to create colour and interest throughout the year with a range of shrubs and plants. Lawned, paved and gravelled paths allow for meandering and wicket gates lead on to the naturalised sunken wild flower garden, to one side of which is a modern timber built stable block with one loose box and a tack room.



Further gates lead to the gently sloping paddock, which has been landscaped over the years for the enjoyment of wildlife with mown paths, one leading through an avenue of White Poplar trees. On one side of the field, a spring feeds a small lake, bordered by mature Willow trees, young Oaks and Ashes - this area has been allowed to naturalise to encourage wetland wildlife and wild flowers. A stream flows on through a wooded glen with Bluebells. Young Oaks have been planted and a tree house has been built among the branches of a mature Oak tree.

***North Leigh Manor, on the outskirts of Morchard Bishop near Crediton, with around 15 acres including heated outdoor swimming pool, stabling for eight horses, all weather ménage/ arena, hot tub and two small lakes, at £1,250,000...***

Helmores, **team** and leading estate agent in Crediton (01363 777999) is extremely pleased to offer to the market North Leigh Manor, a substantial detached country house described by partner of Helmores, Rob Stoyale as "Devon's Southfork".



Constructed in 2008 for the present owners, North Leigh Manor is a fabulous home with an exceptional specification and spacious accommodation over a staggering 6,500 square feet, idyllically set in the heart of rural Mid Devon surrounded by unspoiled rolling farmland with magnificent country views. The house has underfloor heating downstairs, Sky points via a central hub and ceiling speakers in many of the rooms as well as a layout ideal for family living and entertaining.

The atrium entrance leads to the grand reception hall with natural timber staircase and an inner hallway with store cupboard gives way to the cloakroom and study. Twin glazed doors from the reception hall lead into the 30'5"x19'5" sitting room with a large brick open fireplace with heavy lintel and a cast iron glass fronted wood burning stove, and twin double glazed doors lead from the formal dining room to the gardens. The 28'5"x17'9" farmhouse style kitchen/ dining room with



limestone flooring is extensively fitted with oak fronted units and polished natural granite work surfaces as well as a double sized Aga and built-in stainless steel appliances including a microwave and coffee maker as well as an integrated fridge and dishwasher and a large central island unit. The oak units also feature in the utility room, which gives access to a second

cloakroom and a door from the kitchen leads into the large triple garage with three remote controlled roller doors, boiler cupboard, fitted base units with worktops and ceiling speakers.

On the first floor, the wide sweeping staircase leads to an impressive galleried landing. From the landing is the sizeable master bedroom with a walk-through wardrobe room and an archway to a dressing room with built-in cupboards and drawers. The en-suite bath/ shower room is tiled in natural limestone and contains a whirlpool style bath, a large walk-in glass frameless shower with mixer and six wall jets as well as built-in cupboards and a heated towel rail. The second bedroom comes with an en-suite shower room and in bedroom three is a built-in wardrobe. The family bathroom is tiled in limestone and an inner landing gives way to the 31'10"x23' games room – hugely spacious with roof windows and lovely views.

A further staircase leads from the main landing to the second floor, on which are a further two large bedrooms, each with eaves storage and an en-suite bathroom. From bedroom four is a 15'3"x13'6" dressing room.

The outside of North Leigh Manor is amazing and substantial with outside lighting, lawned, gravel and paved areas. High walling with twin timber electric gates and a security keypad gives way to the sweeping gravelled driveway, which leads to an extensive parking and turning area for many vehicles. The large formal gardens surround the house with extensive areas of well-kept sweeping lawns, two small lakes, a raised area of lawn showcasing the heated outdoor swimming pool and a hot tub with timber steps surround as well as a large gazebo with a slate roof.



A range of outbuildings include a stable block with four loose boxes, a workshop and garden store while a second stable building contains another four loose boxes, wood store and implement shed as well as a tack room with built-in units. A

large concrete forecourt between the two stable buildings provides plenty of space for parking and turning.

The large ménage/ arena has an all weather base and timber fencing surround. A track beside the ménage/ arena leads to adjoining pasture with a field shelter, which extends in all to approximately 15 acres.

For further information on either of the properties, contact the selling agent or to view details, log onto [www.teamprop.co.uk](http://www.teamprop.co.uk).

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**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

**Notes to editors:**

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 59 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

**For further information, please contact:**

Samantha Mason, Bubble Public Relations. Tel: 01869 248524. Mobile: 07957 364179. Email: [bubblepr@mac.com](mailto:bubblepr@mac.com)  
Rendells, Chagford. Tel: 01647 432277  
Helmores, Crediton. Tel: 01363 777999