

Bridwell Park, Cullompton, Devon EX15 3BU



A METICULOUSLY RESTORED GRADE I LISTED GEORGIAN MANSION WITHIN ITS OWN LISTED DEER PARK

- 4 Reception Rooms & 8 Bedrooms
- Coach House, 2 Flats & Lodge
- Swimming Pool & Tennis Court
- Pasture & Listed Deer Park
- About 118 acres

Excess of £4,000,000
Freehold

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Mileage

Exeter about 18 miles; M5 (Jct 27) & Tiverton Parkway Station about 2 miles; Taunton and M5 (Jct 25) about 19 miles. (Distances are approximate).

Situation

Bridwell Park sits in the centre of its own parkland with views over the lake and parkland trees to the surrounding countryside. Uffculme village, with useful village amenities, is close by while the market town of Tiverton with its supermarkets and Blundells School is about 8 miles to the west and can be reached in less than ¼ of an hour. The County towns of Taunton and Exeter are both equi-distant with wider facilities and a greater choice for schools.

Description

Ideally located for rail and road communications, Bridwell Park is a well balanced estate, with a meticulously restored Grade I listed main house centrally located within the mature classical English Listed Grade II Deer Park, well stocked with mature trees, a large lake and 2 formal drives from separate gated entrances. The attractive herd of fallow deer roam freely throughout the park which surrounds three sides of the house.

To the rear of the house, with separate drive access is the stable courtyard with the old Coach House now providing stables, garaging and 2 first floor, 3 bed flats. The indoor heated pool complex is to one side, with Jacuzzi, sauna and changing facilities. The helicopter hangar and tennis court are well screened but easily reached from the house. The modernised 4 bedroom lodge is located by the eastern gate. The Museum was, it is understood, originally constructed to house much of Captain Cook's collection of artefacts from around the world collected on his travels. Its Gothic building in the style of a Chapel, has now been restored and makes a wonderful space for entertaining.

The main house was fully restored in the early 1990s. The renovation was carried out under the supervision of English Heritage and all the original fireplaces were retained and restored within the original rooms with their fine plaster work, oak floors and mahogany panel doors. All the bathrooms are fitted to a very high quality, as is the kitchen. The basement was originally restored for offices but this has now be recreated into family rooms including the cinema and teenagers chill room, whilst retaining the convenience of a butler's pantry for formal entertaining on the ground floor.

Bridwell Park provides the opportunity to acquire one of Devon's most magnificent period homes, listed Grade I, set in an outstanding Listed Deer Park in a truly convenient location for communications either via the railway, motorway or airport. Within the house and parkland are all the accommodation that could possibly be needed for either a private family house or formal entertaining for a more commercial venture.

Accommodation

Bridwell Park is listed Grade I and is approached through two separate pairs of wrought iron gates, over tarmac drives that lead to a turning area at the front of the house. The house itself has a classical front elevation with a hipped roof of slate and an advanced central bay and a modillion corniced pediment. The majority of the reception rooms and bedrooms are well proportioned with good ceiling heights and lovely views over the grounds. The walls are of painted stucco and the front door is via

a pillared entrance portico with oak panelled door and glazed fanlight which opens into a charming oval hall. The whole house had central heating installed after the fire in 1991 and the radiators are encased in the majority of rooms. The main reception rooms and bedrooms have shuttered windows and there is magnificent plasterwork and corncicing to the main rooms.

GROUND FLOOR

Front door opens into beautiful elliptical hall with fine decorative ceiling and plasterwork, corncicing and plaster panelling above the dado rail to the walls. The floor is oak and matching mahogany doors lead to the front reception rooms and the staircase hall. The drawing room, dining room, morning room and library are all beautiful and comfortable rooms with magnificent fireplaces and plasterwork. From the staircase hall, a door leads through into the back hall off which is the comfortable fully fitted kitchen with an Aga. The conservatory leads off the kitchen and is the family room with ample space for a dining table, sofas, chairs and a television, with a woodburning stove and French windows into the garden. The boot room and pantry lead off the kitchen.

FIRST FLOOR

The staircase leads up to a galleried landing with an oval ceiling and separate side lobbies. To the left is the master bedroom suite comprising the main bedroom, door to en suite bathroom and dressing room with fully fitted range of wardrobes Bedroom suite 2 with en suite bathroom 3/dressing room. Bedroom suite 3 with en suite bathroom. Bedroom 4 (with internal door to the master bedroom). Bathroom 4 with rolled top cast iron bath, matching basin, wc.

SECOND FLOOR

The back stairs arrive on a landing lit by a north facing window. Internal door gives access to a passageway off which is the staff flat with a sitting room, fully fitted kitchen, bedroom and bathroom. Three further bedroom suites with en suite bathrooms and a 4th bedroom with a separate bathroom.

BASEMENT

A staircase by the backdoor leads down to a central lobby. Cloakroom with wc and basin. Store room with fitted base and wall units, separate freezer room and boiler room housing two Ideal Buccaneer gas fired boilers, all the pumps and heating controls. Office with fitted storage cupboards, butler's pantry with fitted storage cupboards, double sink and drainer, work tops and access to the food lift. Teenagers 'chill room', cinema with curtain screen, projector and surround sound (which could be acquired by separate negotiation). Large wine cellar.

STABLE BLOCK

Behind the house is an enclosed brick courtyard and the original Grade II* listed Stable Block with a central archway topped by a clock tower. The overall block includes twin double garages on either side of the courtyard and, on one side, three traditional stables, two traditional stalls with original hay managers and water troughs and wash room with wc, sink and shower. To the other side is a laundry room with sink, plumbing for washing machines, fitted cupboards, tack room and workshop.

STABLE FLATS

Situated above the stables and accessed from the rear of the stable block are Stable Flats 1 & 2. Accommodation for each includes a sitting room, kitchen, 1 en suite bedroom, 2 further

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bedrooms and 1 further bathroom.

POOL COMPLEX

To the north of the main house is the pool house with an indoor heated swimming pool (approx 36ft x 21ft). There are male & female changing rooms with wc, basins & showers and gym with a shower. A plant room has separate access from outside and there is a sauna room with sauna and shower and a kitchen with fitted units and sink and a Jacuzzi spa pool.

PRIVATE CHAPEL

This Grade II* listed building is understood to have been built in 1792 for Richard Hall Clarke as a museum. The castellated elevations have mullioned windows with leaded lights and the building has been restored and now provides an excellent space with high vaulted timber ceiling, large fireplace and staircase to galleried balcony with a room off. There is also a small kitchen with sink, hob and fridge and a cloakroom and it offers variety of possible uses from a shoot room, games room or music room.

THE LODGE

The Lodge is situated at the south east entrance to Bridwell Park. Accommodation includes, on the ground floor; entrance hall, sitting room, dining room, fully fitted kitchen, utility room and cloakroom. On the first floor there are 4 bedrooms, one with en suite shower and basin, a box room and a family bathroom. There is an attractive area of garden surrounding the house, with a paved terrace seating area.

GARDENS, GROUNDS AND PARKLAND

The historic parkland setting which is interspersed with old English Oak trees, forms a particular feature of Bridwell and is clearly detailed in the original park plan of 1779. The house itself is set on a shoulder of higher ground in the centre of the park where it enjoys views over the ornamental lake and the Culm Valley beyond. The gardens to Bridwell are principally laid to lawns to the front and sides of the house and sheltered to the rear and on one side by magnificent mature trees. From the stables a path leads through woodland past the chapel to the garages and is flanked by further mature trees.

THE FARM BUILDINGS

Located to the north of the property with a separate access drive, these comprise a modern butchery building to include a large walk in fridge/freezer and preparation rooms and a modern open fronted steel portal frame building, large concrete yard and a portable office building.

FARMLAND

While the parkland extends to about 88 acres and surrounds the house, there are 2 excellent level and fertile fields of about 29 acres to the north of the farm buildings, but still within the deer fencing.

Tenure: Freehold

Outgoings: Council Tax: Bridwell House, Band H; Bridwell Lodge, Band E; Stables Flats (both) Band A.

Services: Mains water, mains gas, electricity and drainage.

Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP

Viewing: Strictly by appointment with Savills

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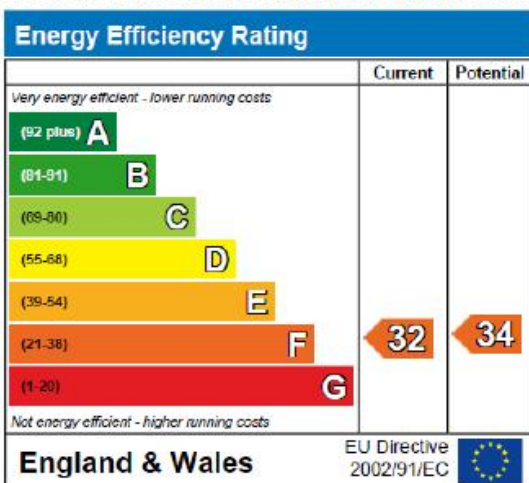
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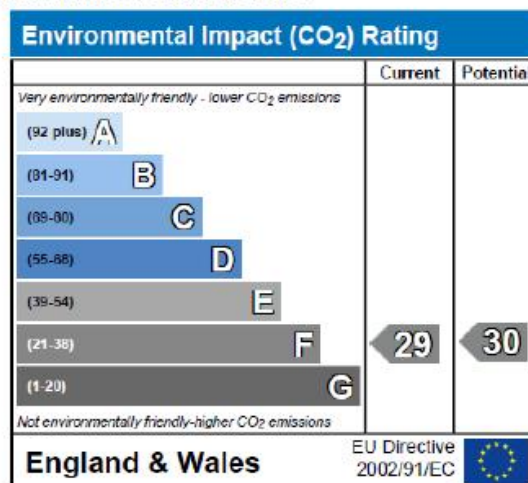
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Dwelling type: Detached house
Date of assessment: 28 July 2010
Date of certificate: 30 July 2010
Reference number: 8040-6423-7340-6818-8926
Type of assessment: RdSAP, existing dwelling
Total floor area: 1629m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	310 kWh/m ² per year	304 kWh/m ² per year
Carbon dioxide emissions	104.5 tonnes per year	103.4 tonnes per year
Lighting	£1807 per year	£893 per year
Heating	£17364 per year	£17601 per year
Hot water	£312 per year	£312 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.