



Bodmiscombe House







Bodmiscombe House

Blackborough, Cullompton, , EX15 2HR

Honiton 9 Miles, Tiverton 12 Miles, Exeter 17 Miles

Bodmiscombe House is a remarkable five-bedroom Georgian home, constructed in 1827, situated in approximately 9 acres of gardens and grounds. Formerly a tannery and later a thriving farm, this property showcases refined elegance and a storied heritage. With a charming sitting room, an elegant dining room, a spacious office/drawing room, and a large basement turned wine cellar, the interior exudes period charm with inglenook fireplaces and stunning cornicing.

- A striking Georgian residence
- Five Large Double Bedrooms
- Wine Cellar Basement
- Several Outbuildings
- Approx. 9 acres of gardens and grounds
- Walled vegetable garden
- Characterful Features Throughout
- Not Listed
- Council Tax Band F
- Freehold

Offers In Excess Of £1,600,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Bodmiscombe is a small hamlet close to the village of Blackborough which is registered as an area of AONB and is an idyllic rural location. Blackborough is in an elevated position adjoining many acres of wood and common land which has various bridle and footpaths. The larger villages of Hemyock and Kenitisbeare are both a short drive away and provide a good range of local shops and services.

Cullompton, Honiton, Wellington and Tiverton provide a more comprehensive range of amenities, Exeter is about 17 miles to the west, whilst the coast at Sidmouth is about 20 miles to the south. Nearby the property is surrounded with fantastic schooling options including the very well regarded and Ofsted outstanding Uffculme school, and well-respected independent schools including Blundells and Wellington within easy reach.

PROPERTY HISTORY

Bodmiscombe House, which is not listed, is a superb example of Georgian architecture. Constructed in 1827, stands as a testament to refined elegance and storied heritage. Formerly a distinguished tannery until 1854, followed by a cherished history of active farming until 1992.

DESCRIPTION

Internally the property boasts five generously proportioned double bedrooms, an enchanting formal sitting room, a regal formal dining room, a stately office, a convenient utility room, and a large basement, including a wine cellar. Filled with period features including inglenook fireplaces and stunning cornicing throughout the principle rooms.

Externally the resplendent architecture boasts meticulously exposed stonework, showcasing craftsmanship of the highest order. A collection of versatile outbuildings further enhances this extraordinary properties allure, while the approximately 9 acres of partially landscaped gardens and grounds provide an idyllic sanctuary, radiating tranquillity and grandeur in equal measure. Bodmiscombe House gives prospective purchasers a unique and incredible home set in a superb rural, yet convenient location.





GARDENS & GROUNDS

Nestled within the carefully crafted landscape, the decorative garden unveils a year-round spectacle. Vibrant Magnolias, Camellias, Rhododendrons, and Azaleas paint the scene with their captivating blooms, while shaded areas come alive with Daffodils, Crocus, Peonies, and clematis.

Adjacent to the conservatory, an herb garden thrives, offering aromatic delights. Serene ponds adorned with Water Lilies create a tranquil oasis, attracting Dragonflies, Damselflies, and Butterflies in the summertime. The fruitful garden boasts Apple, Pear, Plum, Fig, Cherry, and Walnut trees, complemented by Raspberry, Blueberry, Gooseberry, and Blackcurrant bushes. In the untamed corners of the wild garden, a tapestry of wildflowers, including diverse Orchid species, flourishes. A perennial stream, nourished by a constant spring, harbours elusive Crayfish, while the pond was once teeming with Carp and Roach fish. A diverse array of wildlife finds refuge here, including Deer, Badgers, Foxes, Hedgehogs, Rabbits, Squirrels, Stoats, and over 50 bird species. This captivating sanctuary invites exploration and delights the senses throughout the seasons.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

LOCAL AUTHORITY

Mid Devon District Council. Tel: 01884 255255. (www.middevon.gov.uk).

VIEWINGS

Strictly through the agents Stags Tiverton.

DIRECTIONS

what3words: [///episodes.brittle.hobbyists](https://www.what3words.com/episode-brittle-hobbyists)

Approximate Gross Internal Area = 417.9 sq m / 4498 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989365)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



