



Lower Braggamarsh House







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Burrington, Umberleigh, Devon, EX37 9NF

Chulmleigh 4.5 miles South Molton 10.5 miles Barnstaple 12.5 miles Exeter 26 miles

An exceptional country home in a spectacular rural setting with stunning gardens, pasture and woodland

- Outstanding detached country residence
- Elevated position commanding spectacular rural views over the Taw Valley
- Superbly presented accommodation
- 3 Reception Rooms and 4 Bedrooms
- Beautifully landscaped gardens and grounds
- Garaging and ancillary outbuildings
- Pastureland and woodland
- Total about 9.73 acres
- Freehold
- Council Tax Band G

Guide Price £995,000

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Situation

Lower Braggamarsh House occupies an exceptional rural position on the western side of the picturesque Taw Valley, enjoying magnificent far-reaching views across the valley towards the rolling Devon countryside beyond. Despite its wonderfully private setting, the property is conveniently located approximately 1½ miles from the village of Burrington, whilst the popular town of Chulmleigh (about 5 miles) offers an excellent range of everyday amenities including shops, cafés, a health centre and schooling to secondary level. The larger market towns of South Molton (11 miles) and Barnstaple (13 miles) provide a more comprehensive range of shopping, educational and recreational facilities, whilst the Cathedral City of Exeter, approximately 27 miles to the south, offers an extensive range of commercial, cultural and leisure amenities.

Communications are excellent, with the A377 providing convenient access between Exeter and Barnstaple, whilst the A361 North Devon Link Road offers direct access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, providing regular services to London Paddington. The Tarka Line railway also serves the area, with the nearest station at Portsmouth Arms.

The dramatic landscapes of Exmoor National Park and the renowned beaches of the North Devon coastline are both within easy reach, offering outstanding opportunities for walking, riding, surfing and a wide range of other outdoor pursuits.

Description

Lower Braggamarsh House is a delightful detached country residence occupying an exceptional elevated position with approximately 9.73 acres of beautifully landscaped gardens and grounds, pasture and woodland. Enjoying an enviable degree of privacy together with magnificent far-reaching views across the picturesque Taw Valley, the property represents a rare opportunity to acquire a beautifully presented country home in one of North Devon's most attractive rural settings. Having been lovingly maintained over many years, the house is complemented by an excellent range of outbuildings and is surrounded by exceptional gardens, creating a superb lifestyle property equally suited as a permanent family home or country retreat.

Accommodation

The well-balanced and versatile accommodation extends to approximately 2,680 sq ft and is arranged over two floors. The welcoming reception hall leads to the principal reception rooms, all of which enjoy attractive outlooks over the gardens and surrounding countryside. The impressive KITCHEN/BREAKFAST ROOM forms the heart of the home and is fitted with an extensive range of bespoke units, complemented by a Rayburn and ample space for informal dining. Adjoining the kitchen is a delightful CONSERVATORY overlooking the gardens, whilst the elegant SITTING ROOM, with its impressive inglenook fireplace and wood-burning stove, provides a wonderfully comfortable principal reception room. Further ground floor accommodation includes a formal DINING ROOM, further CONSERVATORY, SNUG, STUDY, UTILITY/BOOT ROOM and CLOAKROOM.

On the first floor the principal BEDROOM enjoys lovely views over the surrounding countryside and benefits from an EN-SUITE SHOWER ROOM, whilst THREE FURTHER BEDROOMS are served by a family BATHROOM. A loft hatch with pull-down ladder provides access to a useful LOFT ROOM, fitted with a range of storage units and a sink unit, offering excellent ancillary storage space.





Outbuildings

Complementing the house is an excellent range of ancillary buildings. Adjacent to the house is a substantial stone-built DOUBLE GARAGE with a WORKSHOP to the rear, whilst at the lower ground floor level is a garden UTILITY ROOM with fitted units together with a SHOWER ROOM and WC. Within the gardens is a detached stone-built GAMES ROOM (23'10" x 13'7"), ideal as a hobbies room, studio or home office, subject to individual requirements. A timber-framed GREENHOUSE and GARDEN STORE are situated at the upper end of the grounds.

Gardens and Grounds

The gardens and grounds are undoubtedly one of Lower Braggammarsh House's most outstanding features, having been beautifully designed and meticulously maintained over many years. Immediately surrounding the house are extensive paved terraces providing superb seating and entertaining areas, perfectly positioned to take full advantage of the spectacular views across the Taw Valley. The formal gardens comprise walled areas, sweeping lawns, well-stocked herbaceous borders, mature specimen trees, ornamental shrubs and established climbers, creating colour and interest throughout the seasons. A delightful wildlife pond, productive greenhouse and kitchen garden further enhance the appeal, whilst meandering pathways lead through enchanting areas of woodland garden to a lower level of bog garden with a gently flowing stream, offering a haven for wildlife. In all, the grounds provide an exceptional degree of privacy, tranquillity and natural beauty, complementing the property's idyllic rural setting.

Land

Beyond the formal gardens, the land forms an integral part of the property's appeal, creating a wonderful rural setting with uninterrupted views across the Taw Valley. Comprising gently sloping pasture with some steeper sections and woodland running down to the road.

In total the property extends to about 9.73 ACRES. An additional 8.67 acres is available by separate negotiation.

Services and further information

Mains electricity, private borehole water supply and private drainage (septic tank and soakaway, compliance with general binding rules is unknown, purchasers to make their own enquiries). LPG fired central heating via radiators. Solar PV panel array.
Mobile - Good service from all major providers (Ofcom).
Broadband - Standard available (Ofcom).
Construction - Stone and slate.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

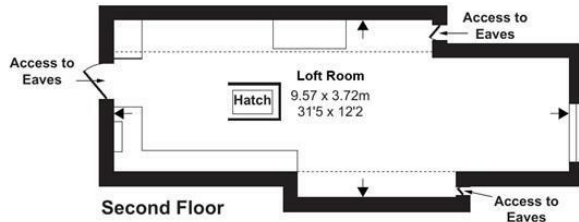
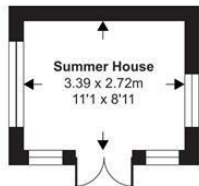
From South Molton take the B3226 towards Exeter. Drive through the River Mole valley for about nine miles until reaching the junction with the A377 at Fortescue Cross, Newnham and turn sharp right towards Barnstaple. Stay on the A377 for about 2.5 miles and at Portsmouth Arms Sawmills turn left signposted to Burrington. Drive up the hill through the woods and at the next junction turn left. Continue on this lane and Lower Braggammarsh House is the second property on the right.

What3words Ref: direct.costly.sock

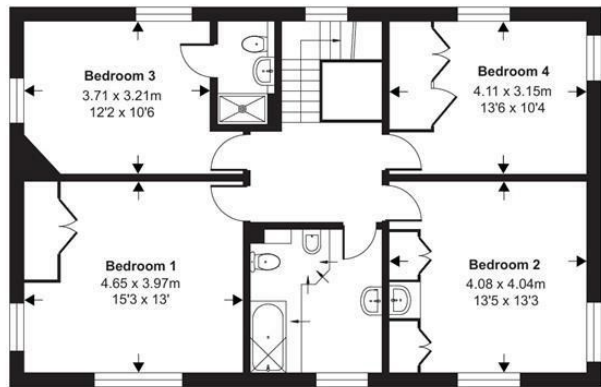
Approximate Area = 2689 sq ft / 249.8 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Garage = 979 sq ft / 90.9 sq m
Outbuildings = 292 sq ft / 27.1 sq m
Total = 4027 sq ft / 374 sq m

For identification only - Not to scale

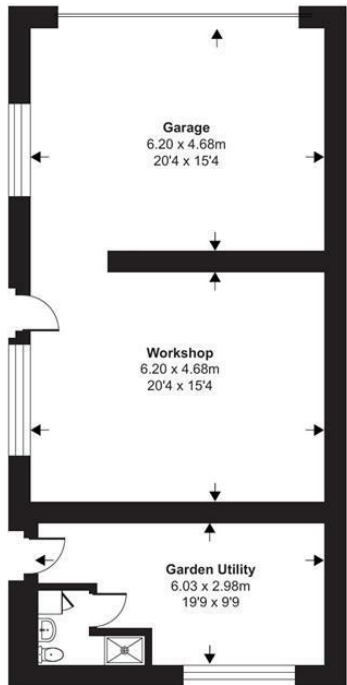
Denotes restricted
head height



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1471706



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



