



MICHAEL ADEY
PROPERTY



MICHAEL ADEY
PROPERTY

KINSFORD
SIMONSBATH - EXMOOR



EXMOOR
PROPERTY

KINSFORD

SIMONSBATH - SOMERSET

TA24 7LE

ABOUT KINSFORD

Kinsford is a masterpiece, a one-of-a-kind and a true grand design, unrivalled in location on the edge of Exmoor National Park with 18.54 acres. This luxurious bespoke residence was completely reconstructed and enlarged by the current owners to their specific ingenious design, with no expense spared and a nod to the buildings origin.

Kinsford blends contemporary, sustainable low carbon and energy efficient living with rural country lifestyle, finished with as many natural quality materials as possible. Sharp, sleek angles of modern architecture meet traditional stone and timber clad beneath slate and zinc roof coverings.

This exceptional home extends to almost 7000 sq ft of accommodation and whilst vast, somehow feels connected and versatile with usable space and rooms with a variety of themes meeting the needs of adaptable living. It is extremely rare you see property of this specific high standard set in such a beautiful rugged landscape, nestled amongst the unspoilt rolling valleys of the protected Exmoor National Park. The home is smart, not just in finish, but with state-of-the-art tech and every feature you could wish for from high end security to heat recovery and customizable lighting, sound, temperature to suit every occasion in any room.

The vision and consideration that has gone into this high specification build is remarkable, creating a future proof dwelling that caters for families, multi-generational living and those with amenity and equestrian interests and to enjoy a world of your own. This impressive home was completed in 2023, carrying the remainder of its warranty and whilst ready to occupy it still provides tremendous potential with a variety of outbuildings together with some finishing touches of a personal choice.

What makes this special is the setting, the stunning outlook enjoyed from the impressive large and individually designed aluminium openings taking full advantage of the dramatic views connecting Exmoor wildlife with modern living. The sitting room showcases this perfectly with full height intelligent glazed panels, one moment you have the moorland view, and the next is obscure privacy glass.





GARDENS & LAND

Approached from the quiet country lane, a private sweeping entrance driveway meanders to the rear of the property with a large parking and turning area. Beside the drive is a large paddock with young planted orchard. The established and beautifully landscaped gardens and grounds surround the property offering total privacy and seclusion with levelled lawned areas, smart flame finished Irish stone patios and pathways, wild flower beds and a large spring fed pond, creating an idyllic setting surrounded by mature hedgerows and trees. From the driveway, steps lead to the main entrance with further paved pathways guiding you to the impressive front entrance, crossing a feature water Rill which meets the glass dividing link between the main home and adjoining wing. Mowed pasture paddocks adjoin the rear driveway with a gated track leading to a further mowed enclosure. The track continues to the last enclosed paddock which encapsulates your own piece of moorland.

In all, Kinsford and it's extensive grounds and land extend to about **18.54 acres.**

OUTBUILDINGS

The driveway continues to the large triple garage/workshop with two sets of electric sectional doors. This building is extremely adaptable no doubt offering tremendous potential with underfloor heating powered by an air source heat pump. There is a substantial plant room containing the bore hole and 5000L tank with dual pumps and filtration. Located to the rear of this building are a range of former stabling and office building. A spur from the main driveway leads to a large former agricultural building currently used for storage, providing potential for further accommodation/annexe or alternative uses (subject to any necessary planning) Adjoining the dwelling with interconnecting door from the accommodation is a smart main garage with underfloor heating.









THE ACCOMMODATION

The impressive glazed entrance hall is the central hub to the accommodation welcoming you with a sleek first impression and providing seamless access to the middle level, first floor, and lower ground floor of the main house. The turned stairs lead to a balcony landing area, offering a dramatic overlook into the sitting room below and Exmoor beyond. Situated beneath the stairwell is a useful cloakroom area. The hall leads to the main sitting room which is simply outstanding, comprising full height designed intelligent glazed openings with two doors, hidden integrated speaker system, bespoke double sided gas fireplace and hardwood ash flooring.

The substantial kitchen/dining space is the centrepiece of this home enjoying floods of natural light with three external glazed pocket doors seamlessly linking indoor/outdoor living. The handcrafted solid ash kitchen is finished to an exceptional standard featuring quartz worksurfaces, instant hot water tap, additional sink, high end integrated appliances and twin islands complimented by individually laid herringbone flooring. To the rear of the kitchen, doors lead through to a rear hallway with further matching cupboards and worksurface, adjoining large fully equipped pantry and rear entrance hall with useful ground floor shower room. This leads to the high spec, home cinema room with integrated surround sound speakers, 4K projector, large screen and built-in drinks fridge and popcorn/sweets storage, all providing the ultimate entertainment experience.

Above the cinema, stairs lead from the rear hall to the plant room, and personnel door to the large adjoining garage complete with underfloor heating and electric sectional door.

From the balcony landing are two extensive double bedrooms with large openings and views, each benefiting from its own high quality en-suite bathroom. These en-suites are beautifully appointed with walk-in showers and separate baths, combining luxury with functionality. Additionally, Bedroom 2 includes a discreet games room/home office.

A sleek glass walkway on the ground floor seamlessly connects the main living area to the additional adaptable accommodation, thoughtfully arranged to meet a variety of lifestyle needs. The versatile rooms are currently configured as a home gym, TV room/snug, study/office, quality bathroom, and ground floor bedroom, ideally suiting a guest suite or would be ideal as a ground floor annexe for multigenerational living. The hall continues to a laundry/utility room and a separate side entrance glazed door.





From the glass walkway and hall, an additional stairwell and landing lead to the master suite on the first floor. This vast space enjoys vaulted ceiling with exposed timbers four windows with electric blackout blinds and a dedicated living area with feature gas fireplace. The master suite also boasts a partitioned en-suite with a large walk-in shower, twin sinks, a separate WC, and a luxurious bath. The design of the room has been carefully considered to maximize the stunning Exmoor views. In addition, the master bedroom is complemented by a well-designed dressing room, offering a bespoke range of fitted wardrobes for ample storage, making it a truly refined space for relaxation and everyday living finished with the intelligent on demand obscure glass.

For layout and approximate room measurements please see the enclosed Floorplan and refer to the Virtual Tour & Property Video.

THE AREA

This is more than just a home - it's a gateway to Exmoor's unique way of life. Whether you dream of keeping horses, exploring the national park on foot, or simply unwinding in a peaceful rural setting, this property offers a rare chance to combine modern comfort with the very best of country living. You even have a rural Exmoor public house just 1.5 miles from the property, The Poltimore Arms at Yarde Down.

Simonsbath (2.5 miles) is a charming and historic village at the very heart of Exmoor National Park in Somerset. Set within a sheltered valley along the River Barle and surrounded by dramatic hills, it offers an unspoilt setting steeped in natural beauty and history. The area is rich in heritage, with connections to the Knight family estate, and is perfectly placed for exploring moorland, woodlands, and long-distance walking routes such as the Two Moors Way.

At the centre of the village, the Exmoor Forest Inn provides a welcoming hub for residents and visitors alike, while the wider area offers a variety of traditional pubs, hotels, tea rooms, and restaurants showcasing the best of local food and drink. Popular options include the Exmoor White Horse Inn & Country Hotel and Exford Bridge Tea Rooms, perfect for sampling a true taste of Exmoor.

Exmoor itself offers an abundance of leisure opportunities, from a hike up Dunkery Beacon - the highest point on Exmoor with breathtaking panoramic views - to a riverside picnic at Landacre Bridge or a cream tea at the charming Withypool tea rooms. This is a location that truly blends convenience with an exceptional countryside lifestyle.





Simonsbath - **2.5 miles**
Brayford - **4 miles**
South Molton - **8.5 miles**
Barnstaple - **13 miles**



Brayford Primary - **2.5 miles**
West Buckland Public School - **8 miles**
South Molton Schooling - **8.5 miles**
Barnstaple Schooling & Petroc College - **13 miles**



Saunton Sands - **20 miles**
Instow Beach - **22 miles**
Westward Ho! - **25 miles**
Croyde Bay - **22 miles**
Woolacombe & Putsborough - **24 miles**



Barnstaple Station - **17 miles**
Tiverton Parkway - **33 miles**



A399 - **5.5 miles**
A361 North Devon Link Road - **6.9 miles**
M5 (Junction 27) - **32 miles**



Exeter Airport - **48 miles**
Bristol Airport - **80 miles**









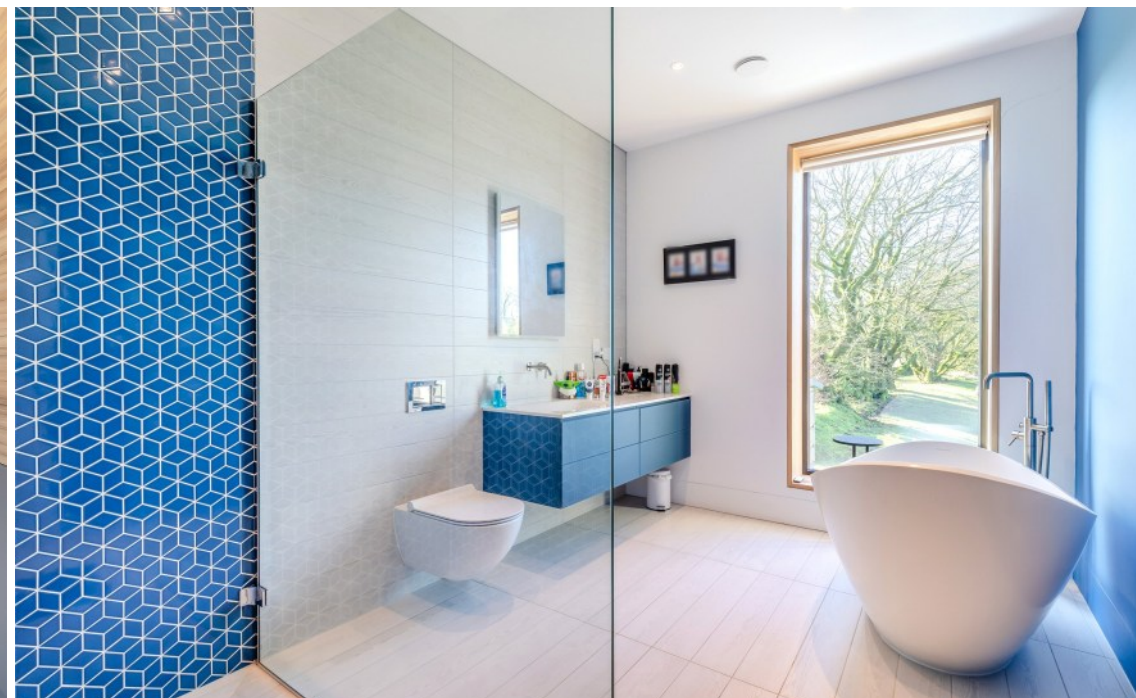














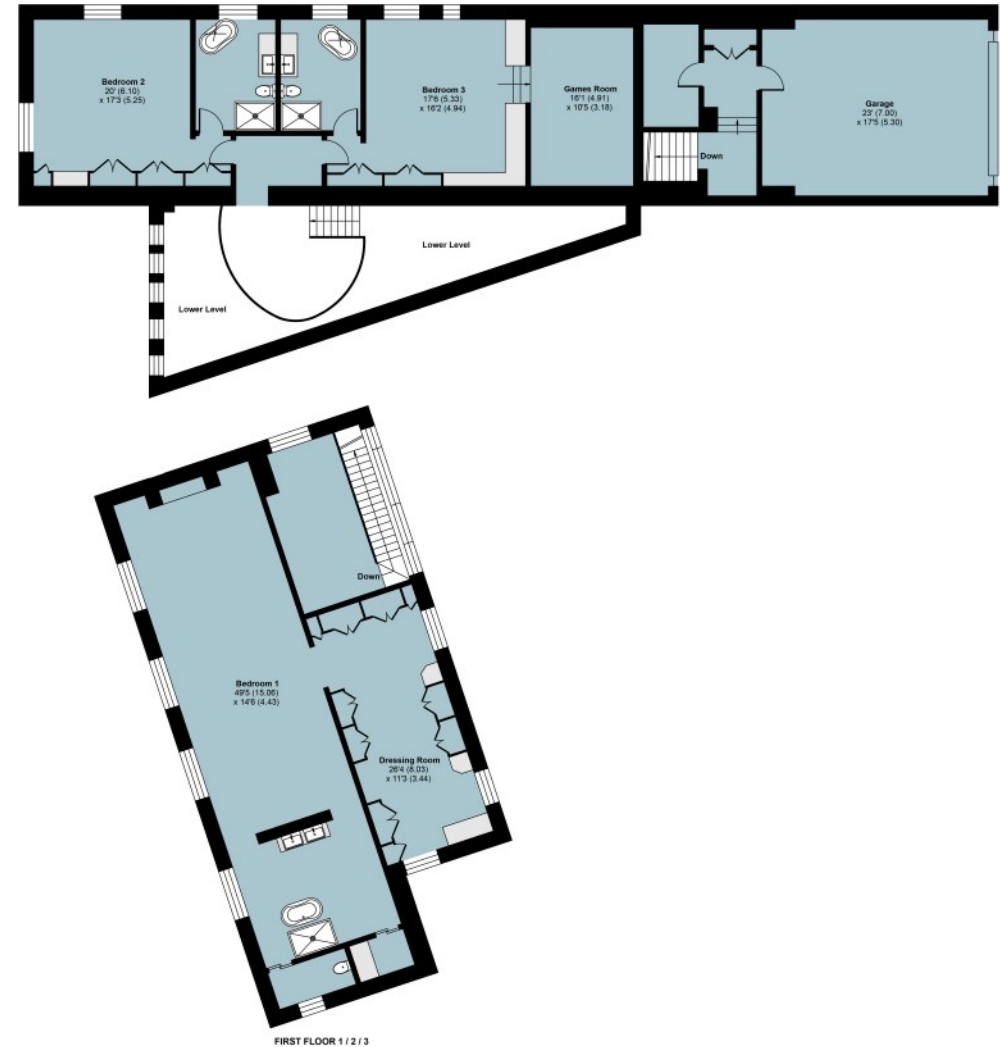
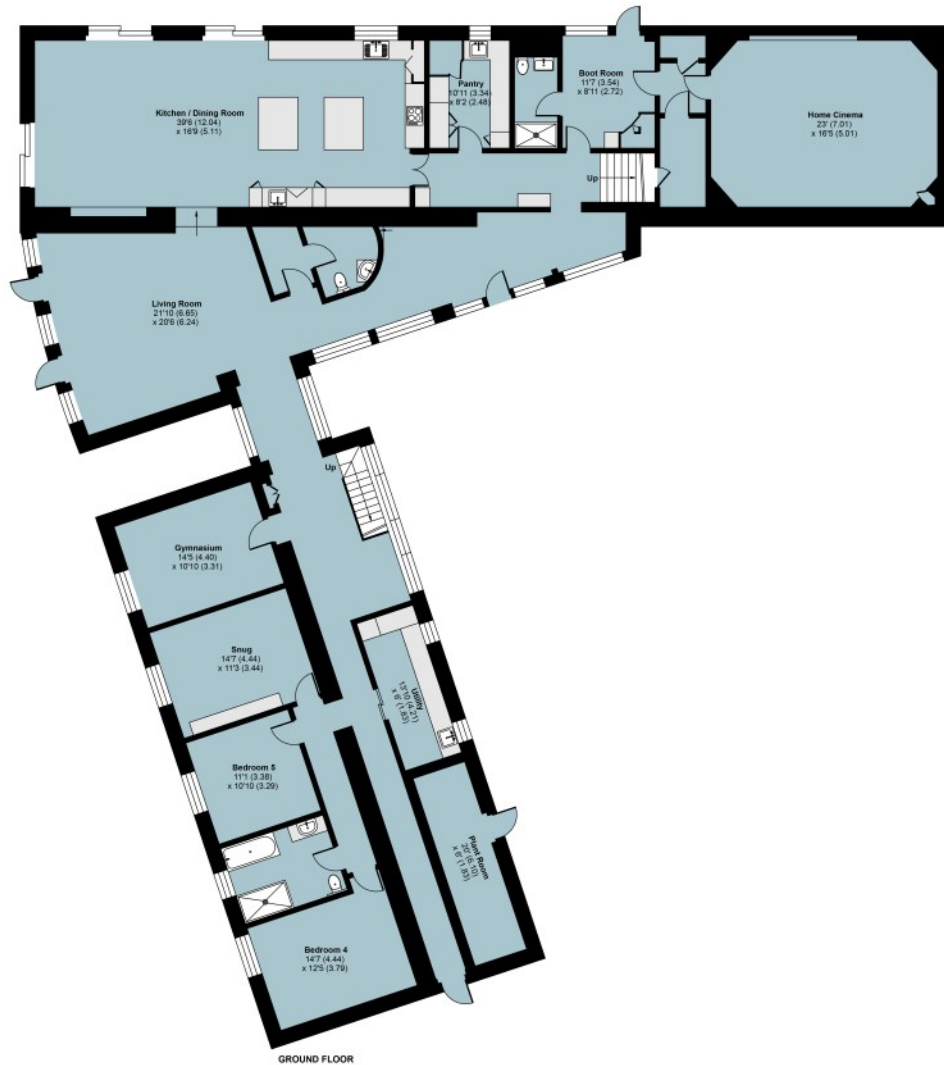
Kinsford, Simonsbath, Minehead, TA24

Approximate Area = 6013 sq ft / 558.6 sq m

Garage = 607sq ft / 56.3 sq m

Total = 6620 sq ft / 614.9 sq m

or identification only - Not to scale



SERVICES - OUTGOINGS

- Private Bore Hole Water Supply for the entire property
- Drainage to a private treatment plant system
- Mains electricity
- The main home benefits from a wet underfloor heating system to all floors fired by a ground source heat pump. There are two Viessmann back up gas boilers with underground LPG bulk tank, to work alongside the ground source system, if required.
- 15KW Array of Solar PV Panels located on the large detached garage/outbuilding.
- Tripple garage/outbuilding with air source heat pump providing underfloor heating.
- Somerset Council Tax – Band G (approx. £3,972 per annum)
- EPC - Band A - 97/97
- Internet - Ultrafast Fibre 1800 Mbps download speed.
- Tenure - Freehold

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

Outbuilding = 3066 sq ft / 284.8 sq m
Garage = 2170sq ft / 201.5 sq m
Total = 5236 sq ft / 486.3 sq m
or identification only - Not to scale



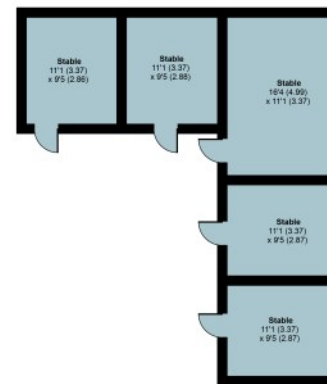
OUTBUILDING 1



GARAGE



OUTBUILDING 2 / 3 / 4



OUTBUILDING 5 / 6 / 7 / 8 / 9





E PROPERTY@MICHAELADEY.CO.UK









