



MICHAEL ADEY
PROPERTY



MICHAEL ADEY
PROPERTY

THE BRAMBLES
WEST ANSTEY



THE BRAMBLES

WEST ANSTEY - DEVON

TA22 9RU

ABOUT THE PROPERTY

The Brambles represents a most attractive four bedroomed stone barn conversion enjoying stunning countryside views, nestled in beautiful large gardens. The property occupies a superb elevated position boasting a large plot incorporating an additional car parking area and in all, extends to about 0.48 acres.

Approached via the country lane, an entrance leads to a large car parking area with designated parking owned with the property. This area also provides neighbouring properties the right to park. An additional gravelled entrance drive leads to the front of the property providing further off road parking adjoining the dwelling.

This spacious family home enjoys lots of natural light with generous window and door openings and comprises, on the ground floor; a welcoming entrance hall, useful utility room with side entrance, cloakroom, large sitting room with French doors, fireplace containing a woodburning stove and ample storage together with a large open-plan kitchen/dining room also with French doors and complete with island and Rangemaster cooker. The first floor provides a gallery landing three large double bedrooms, a fourth single room/study and a family bathroom. The master benefits from an en-suite bathroom

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





THE GARDENS

The adjoining tiered gardens are a particularly attractive feature of the property appealing to the keen gardener providing an abundance of year round colour containing lawned areas, a pond, mature shrubs, trees and flower beds, all enjoying unspoilt far reaching countryside views. A wide paved patio adjoins the rear elevation. The house and gardens extend to about 0.34 acres with the additional parking area extending to about 0.14 acres.

THE AREA

The property is located amongst a small collection of properties towards the eastern edge of East Anstey and close to the Exmoor National Park. East Anstey itself has a primary school and playground with the property just 2.4 miles from the desirable Exmoor market town of Dulverton.

Dulverton offers a wide range of independent shops, stores, farmers' market, renowned restaurants and pubs together with primary school, doctors, dentist, vets, pharmacy, beauty spa, and sports facilities including a cricket club, tennis and squash courts. Larger supermarkets and town facilities can be found at Tiverton, South Molton or Minehead.





Exmoor National Park - **1.5 miles**
Dulverton - **2.4 miles**
South Molton - **12 miles**
Tiverton - **13 miles**



East Anstey Primary - **0.7 miles**
Dulverton Primary - **2.4 miles**
South Molton & Tiverton Schooling - **12 miles**
Bishops Nympton & North Molton
Primary - **10 & 12 miles**
West Buckland - **18 miles**



Minehead Beach - **20 miles**
Instow Beach & Saunton Sands- **32 miles**
Croyde Bay - **34 miles**
Woolacombe & Putsborough - **38 miles**



Tiverton Parkway - **19.5 miles**
Umberleigh Station - **19 miles**
Barnstaple Station - **24 miles**



A361 North Devon Link Road - **5 miles**
Junction 27 (M5) - **18 miles**

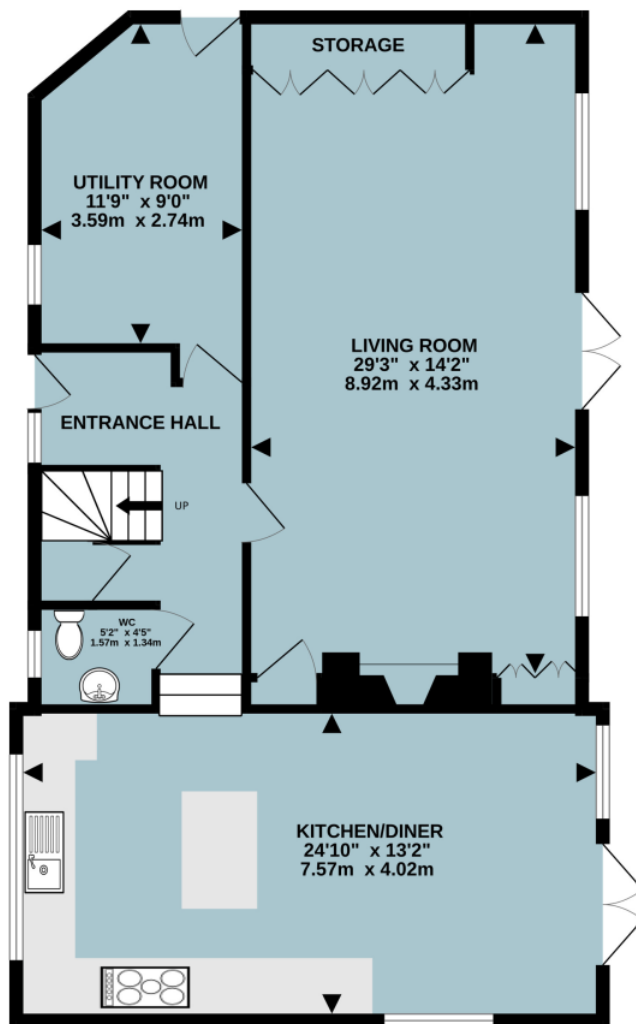


Exeter Airport - **34 miles**
Bristol Airport - **66 miles**

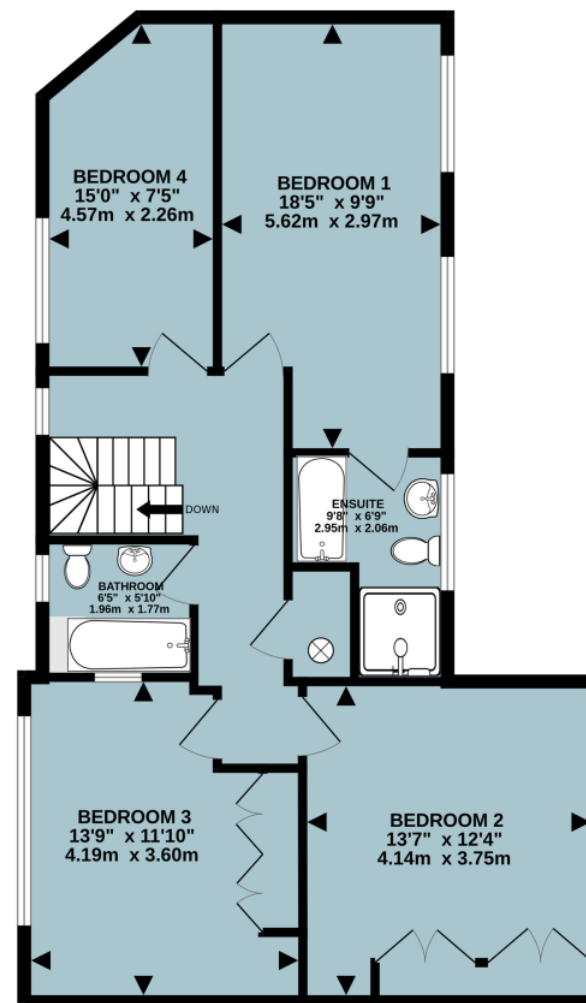




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





SERVICES & OUTGOINGS

We understand that the property is connected to mains electricity and water.

Drainage to a private system.

Oil fired heating system

Somerset Council Tax – Band F (approx. £3,699 per annum)

EPC - E

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](#) we understand that ultrafast fibre internet is available.

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.





DIRECTIONS

From the A361 North Devon Link Road at Moortown Cross follow the signs to Knowstone and continue through Roachill until reaching the B3227. Turn right signed Bampton and take the next left turning. At the end of this road (Tuckers Moor Cross) turn left signed East Anstey and take the next right turning signed, Bampton/Dulverton. Follow the road for 1 mile turning left signed Dulverton. After a short distance the entrance to the parking area is on the left hand side. It is easiest to park here and walk across Hawkwell Lane to The Brambles.

DIGITAL MEDIA LINKS - [CLICK](#)

What 3 Words Location - [///scorching,says.ambushes](#)

[VIRTUAL TOUR](#)

Property Reference #RS0831

VIEWING & CONTACT

T 01769 571152

W MICHAELADEY.CO.UK

E PROPERTY@MICHAELADEY.CO.UK



