

LURLEY MANOR

Near Tiverton, Devon









AN HISTORIC COUNTRY HOME WITH SECONDARY ACCOMMODATION, EXTENSIVE AND ENCHANTING GARDENS AND ARBORETUM IN THE HEART OF MID DEVON

Summary of accommodation

Ground Floor: Hallway | Cloakroom | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Laundry room

First Floor: Four bedrooms | Bathroom | Shower room

Annexe: Kitchen | Living/dining area | Three bedrooms | Shower room

Two Cottages: Kitchen/dining/sitting room | Bedroom | Bathroom

Outside: Garage | Greenhouse | Loggia | Outbuildings | Landscaped and formal gardens | Kitchen garden | Arboretum | Orchard | Two ponds | office/craft cabinet

In all about 4.32 acres

Distances: Tiverton 2.5 miles, Tiverton Parkway Station and M5 (Junction 27) 11 miles, Exeter 17 miles, Taunton 24 miles
(All distances are approximate)

Guide price: £1,100,000

SITUATION

The tiny hamlet of Lurley is situated in the heart of the rolling countryside of Mid Devon. Nearby is the village of Calverleigh with its pretty church, village hall and pub, and, within easy reach to the east, is the market town of Tiverton with its 17th century castle, canal, pannier market and excellent range of local amenities including supermarkets, shops, hospital, leisure centre, cinema, cafés and restaurants, as well as primary and secondary schools, golf course and private education with Blundell's School. Close by is the National Trust owned Knightshayes Court with its gardens, parkland and arboretum.

The area is known for its unspoiled rolling farmland and, not far away to the north, is Exmoor National Park, renowned for its beautiful scenery and dramatic coastline. There is easy access, along the A361, to Barnstaple and the spectacular North Devon coast with its sandy surf beaches.

From Tiverton, the A361 dual carriageway provides quick access to Junction 27 of the M5 motorway, beside which is Tiverton Parkway Station with mainline connections to London (Paddington), via Taunton, or to the university and cathedral city of Exeter, with its comprehensive selection of cultural, leisure, shopping and sporting facilities, as well as an airport.

THE PROPERTY

Lurley Manor is a charming property situated off a small country lane on the edge of the hamlet, surrounded by its own enchanting gardens and grounds.

The house is Grade II listed, and stated as being late 15th/early 16th century, re-modelled in the 17th century and extended in the early 20th century.















The house provides spacious family accommodation of considerable character and charm and retains many of its original features, including the studded front door beneath the porch, oak doorways with Tudor arches, inglenook fireplaces, exposed ceiling timbers with chamfered beams and a wide spiral staircase.

There are three good sized, south-facing, reception rooms with fireplaces, and the kitchen/breakfast room with AGA overlooks the kitchen garden and arboretum. On the first floor are five good sized bedrooms, four of which also face south.

The owners have created a separate, self-contained annexe at one end of the house with three bedrooms (although this could equally be incorporated into the main house if required) and two outbuildings within the grounds have been converted into charming one-bedroom cottages, known as Bluebell and Magnolia Cottage. Each have enclosed garden areas and are run as successful holiday lets.

The previous owners created beautiful gardens and an arboretum over a number of years, taking full advantage of the lovely, sheltered, south facing location, and also developed the Plant Heritage National Collection of Geums, together with many varieties of snowdrops in early Spring.

The entrance driveway leads up from the approach road to the neighbouring farm, to the parking and turning area and double garage. There is a lean-to greenhouse adjoining the house and the formal gardens are to the south and east of the house, with two interconnected lawns fringed by plant borders, box hedging and ornamental shrubs and trees, including mulberry, bay, oak and beech.

To the rear of the house is the kitchen garden and a grass tennis court area. The arboretum beyond contains a wide variety of trees and shrubs including Pere David's maple, Chilean firetree, Mexican orange, Black gum, Honey locust, Mountain black cherry etc. A stream flows down to an orchard with fruit trees including apple, pear and medlar. Below the house is a log store.


Cottage


Annexe


Cottage


Annexe



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil fired heating.

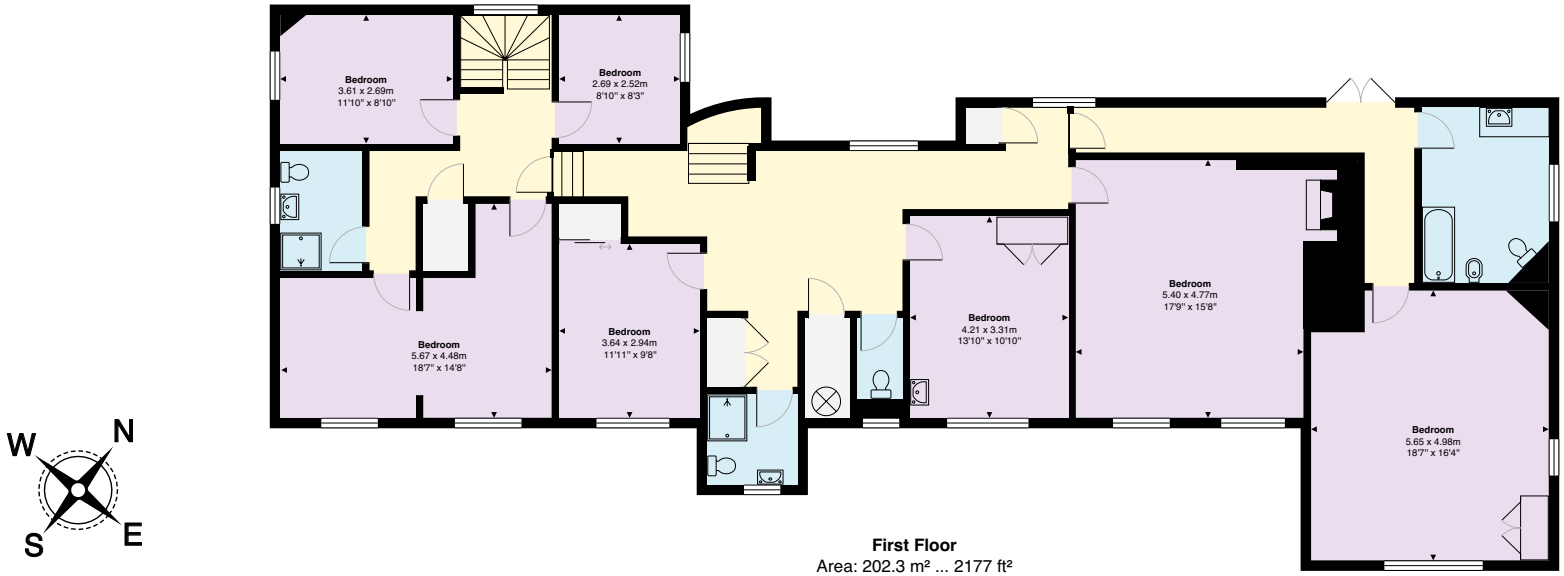
Local Authority: Mid Devon District Council: 01884 255255

EPC: E

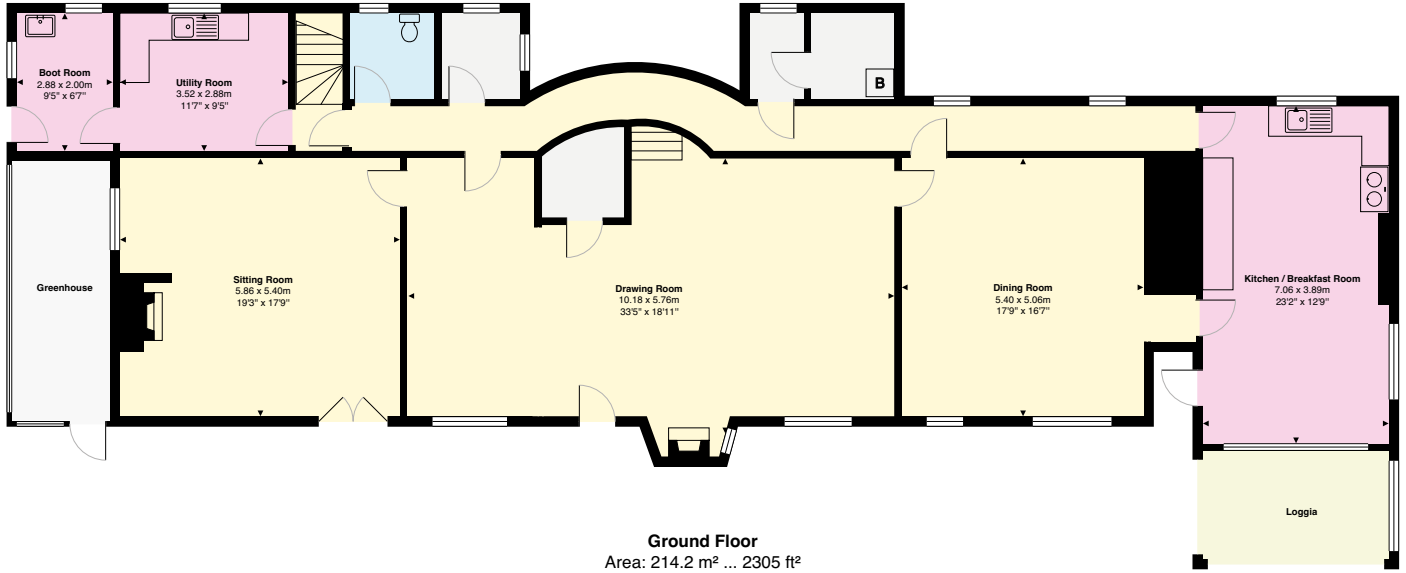
Council Tax: Band G

Directions: EX16 9QS





First Floor
Area: 202.3 m² ... 2177 ft²



Ground Floor
Area: 214.2 m² ... 2305 ft²

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
416.4 sq m / 4483 sq ft (excluding greenhouse)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted to tell you more.

Florence Dart
01392 423111
florence.dart@knightframk.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated November 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.