
EXMOOR
PROPERTY

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THE LODGE

ARLINGTON







THE LODGE

ARLINGTON - DEVON

EX31 4SW

ABOUT THE PROPERTY

A rare opportunity to acquire a three-bedroom detached non-traditional bungalow set within approximately 5.21 acres (2.10 hectares) of beautifully diverse gardens and grounds, offering a true haven for wildlife in a peaceful rural setting.

The property is surrounded by an exceptional variety of established planting, including formal garden, meadow, woodland, orchard, and a wildlife pond, creating a unique and ever-changing natural environment. The grounds feature a wide range of mature trees, flowering plants, and productive areas including an allotment with polytunnel, and extensive forest garden, together providing apples, cherries, damsons, and a variety of soft fruit.

In addition, the property benefits from well-maintained equestrian fields and a detached barn, which may offer potential for conversion, subject to obtaining the necessary planning permissions, providing excellent scope for a range of uses.

The native woodland, planted in 2009 as part of the UK Tree O'clock project and extended a few years later, together with the meadow copse - known as Harvey's Wood, provides a rich habitat for wildlife.

The pond area, within the forest garden, supports aquatic planting and attracts dragonflies, frogs, and newts, while the wider grounds are regularly visited by a variety of birdlife including woodpeckers, nuthatches, and wrens, alongside butterflies, bees, and hedgehogs.

Enjoying a private and tranquil position with only a handful of neighbouring properties, the setting offers outstanding countryside views and a real sense of seclusion. Despite its peaceful location, the property is well placed for local amenities, including the award-winning Besshill Farm Shop, Wistlandpound Reservoir on the edge of Exmoor National Park, and the 2,700-acre Arlington Estate with extensive walking routes and abundant including red deer. Wildlife.

A unique lifestyle property combining comfortable living with exceptional outdoor space, ideal for those seeking privacy, nature, and a connection to the countryside.




Dream
YOU ARE MY SUNSHINE
MY ONLY SUNSHINE

THE AREA

This property enjoys a private and tranquil rural setting, with only a couple of neighbouring properties. Nearby is the award-winning Besshill Farm Shop, along with Wistlandpound Reservoir, located on the edge of Exmoor National Park. The nearby Calvert Trust also offers access to leisure facilities, including a swimming pool and jacuzzi. Just a 6-minute drive away is the 2,700-acre Arlington Estate, offering around 20 miles of footpaths and abundant wildlife — with red deer frequently seen grazing in the fields opposite. The property benefits from beautiful, unspoilt countryside views and a wonderfully peaceful atmosphere.

The village of East Down, less than a 10-minute drive away, is home to the highly regarded Pyne Arms public house and restaurant. Nearby, Kentisbury Grange offers an award-winning, brasserie-style dining experience. Exmoor National Park is also close by, renowned for its rolling moorland, wooded combes, and rivers flowing to a dramatic coastline, providing excellent opportunities for walking, shooting, and fishing.

The North Devon coastline, recently designated a World Surfing Reserve, is easily accessible. The coastal village of Combe Martin is approximately 8 miles away, with the sandy beaches of Woolacombe, Putsborough, and Croyde all within around a 30-minute drive.

The regional centre of Barnstaple lies approximately 20 minutes away, offering a wide range of business, leisure, and shopping facilities.

The area is well connected via Junction 27 of the M5 motorway and the A361 North Devon Link Road. The nearest train station is at Barnstaple, providing services to Exeter and onward connections to London. Alternatively, Tiverton Parkway (just under an hour's drive) offers fast services to London in around 2 hours.





Lynton & Lynmouth - 10 miles
Combe Martin 5.5 miles
Barnstaple - 8.7 miles
Ilfracombe 12 miles
South Molton - 15 miles

Wistland Pound Reservoir - 0.9 miles
Arlington Court - 1.7 miles
Combe Martin Beach - 6 miles
Ilfracombe Harbour - 12.1 miles
Woolacombe & Putsborough - 17 miles

Barnstaple Train station - 8.7 miles
Tiverton Parkway - 40 miles

Junction 27 (M5) via A361 - 39 miles

Exeter Airport - 55 miles
Bristol Airport - 87 miles









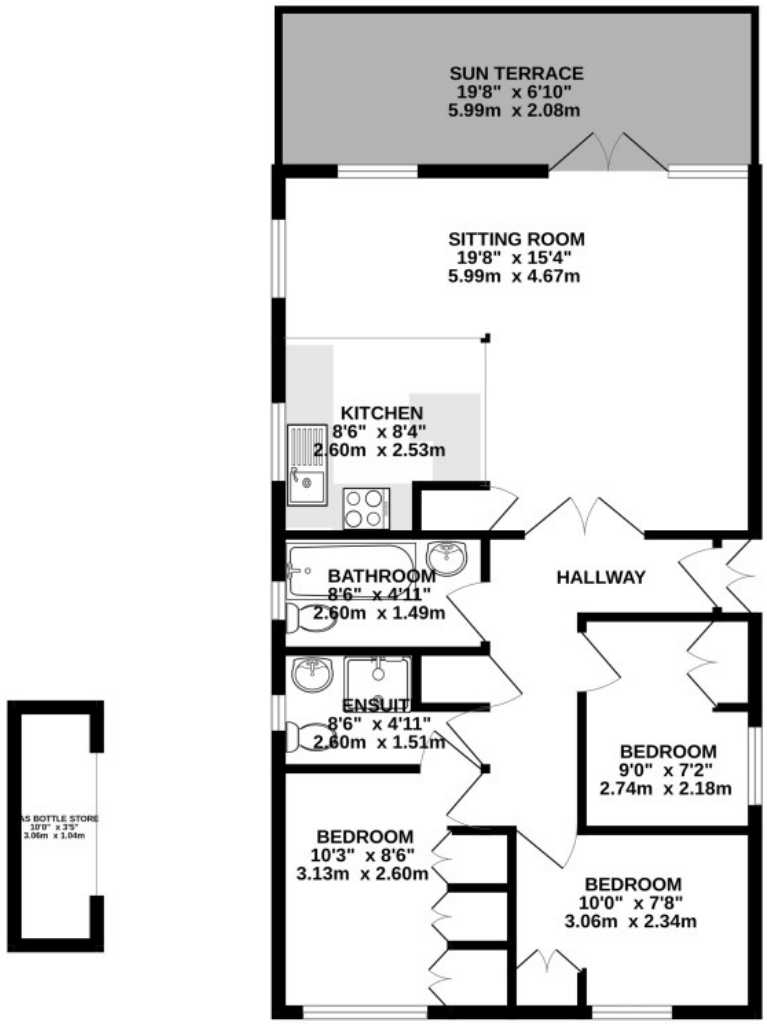





FRESH
SQUEEZED
STRAWBERRIES
& CREAM
SUNSHINE


FRESH
SQUEEZED
STRAWBERRIES
& CREAM
beko

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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.
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SERVICES & OUTGOINGS

The property is served by mains electricity, water, private drainage (treatment plant).

Please see the Ofcom website for further information regarding mobile phone signal coverage and internet connections in the area.

North Devon Council – Band A (2026/27-Approx. £1,706.36 per annum)

EPC - E Rating

TENURE - Freehold

Please note that the land is subject to covenants. **For further information, please contact the selling agents.**

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.

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.

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LOVE



DIRECTIONS

Travelling on the A399 in the direction of Combe Martin, just before reaching Blackmoor Gate take the left turning signposted **Calvert Trust**, **Loxhore and Wistlandpound Reservoir**.

Continue for approximately 4.3 miles (around 9 minutes), passing Wistlandpound Reservoir. The turning for Huckham Lane will be found on the left-hand side, where a **For Sale** board will be visible.

Proceed down the private lane, the entrance to The Lodge can be found on the left hand side.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///flocking.song.trifling

VIRTUAL TOUR

Property Reference #RSE0607

VIEWING & CONTACT

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I know I'm in my own little WORLD


SUNSHINE


I know I'm in my own
little WORLD but they know
me here


FREE TIBET






ANOTHER DAY




1300
1300
2600
2600
4400
4400
LOCK LANE
LOCK LANE
CROSS
S
The Lodge
HUCKHAM LANE (Track)
Huckham Farm
3572



















INCORPORATING MICHAEL ADEY PROPERTY