



Rumleigh House







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Rumleigh, Bere Alston, Devon, PL20 7HN

Bere Alston Village Centre 1 mile • Train Station 1.3 miles • Weir Quay Boat Yard 3.5 miles •
Tavistock Town Centre 6.7 miles • Dartmoor 7.5 miles • Plymouth 13 miles • Exeter 48 miles

An exceptional small country estate with frontage to the river Tamar, comprising a part-renovated, Grade II listed country house of 8,000sq.ft and various outbuildings, set amongst 29 acres of verdant gardens, meadow fields and woodland.

- Remarkable Country House of 8,000sq.ft
- Self-contained Cottage
- 29 Acres of Gardens, Meadow and Woods
- Frontage and Access to the River Tamar
- Freehold
- 8-10 Bedrooms, 6-8 Receptions
- Part-way through Extensive Renovations
- Varied Outbuildings Including Stabling
- Incredibly Private and Picturesque Setting
- Council Tax Band: F



Guide Price £1,750,000

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SITUATION

This incredible country estate is located in a hugely quiet, private and picturesque setting on the periphery of the Bere Peninsula in West Devon, within the beautiful surroundings of the Tamar Valley. The property's accompanying land extends down, and enjoys significant frontage, to the river Tamar itself. The property is approached over a long drive off a no-through lane, ensuring an exceptional degree of peace and seclusion, whilst being within only a mile of the centre of the nearby large village of Bere Alston and 6.5 miles from the desirable town of Tavistock. Verdant views and scenery can be enjoyed in every direction, particularly from the upper floors of the house.

Bere Alston is a perennially popular village, well-served by local amenities and facilities including a Co-op mini-market, butchers and Post Office, and which also benefits from a direct 25-minute rail service to Plymouth City Centre, from where there is a mainline connection to London. The village forms the hub of an area known as the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB). The beautiful riverside hamlet of Weir Quay, with its boat yard and public slipway onto the Tamar, is only 3.5 miles to the south. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 7 miles away, offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. The maritime city of Plymouth lies 13 miles to the south by road, whilst Exeter is located 48 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

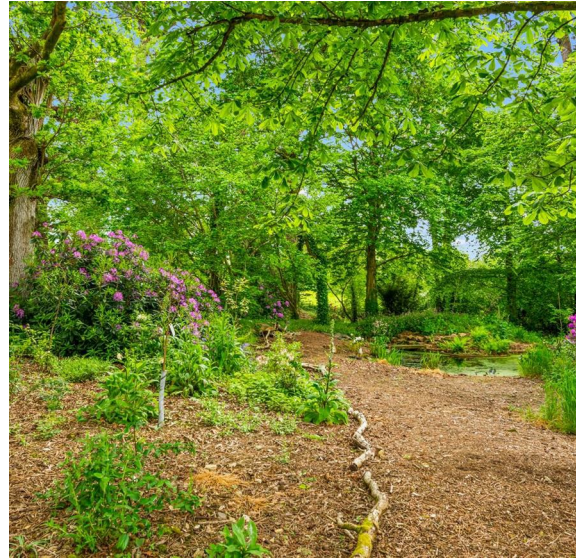
THE HOUSE

This is an extraordinary opportunity to acquire a breathtaking small country estate of some historical note, with a varied and fascinating past. The property's origins are understood to date to the 14th century although the majority of the existing house was developed from the mid-18th century onwards, with later extensions and alterations through the mid and late-19th century. Formerly, at different stages, a market garden and a weekend retreat to a wealthy Plymouth merchant, the property has also been home to two 18th-century Mayors of Plymouth, a Governor of Plymouth Fort and a Vice Chancellor of Calcutta University, and was described by the poet, N T Carrington, as a "genteel mansion" in 1820.

Today, the Grade II Listed house extends to some 8,000sq.ft in total, across three floors. Within the main accommodation, on the ground floor, are, in brief, a reception hall, dining room, library, study and telephone room, plus a kitchen (to be completed), scullery, laundry, stores (formerly a dairy and apple store) and the plant room. At first-floor level are a striking drawing room, 3/4 bedrooms and 2 bathrooms, with 4/5 further bedrooms and 2 bathrooms on the second floor. A rare proposition due to its scale, the house makes for a remarkable residence for large, active or multi-generational families. It could also be adapted to provide additional letting units, or for use as either a magnificent country house hotel or wedding venue (subject to any necessary consents or approvals).

Externally, the house is served by attractive lawns and wild gardens including a pretty wooded area and bog garden, interspersed with specimen trees and shrubs, and providing interest and enjoyment throughout the year. Those with an affinity for wildlife and the natural environment should take particular interest. An undoubted highlight is the captivating, 2/3rd-acre walled garden to the rear of the house, featuring an ornamental pond, a chicken run and a well-stocked orchard with a huge variety of fruit trees.





Purchased by our clients five years ago, the house is complete with an array of period details and has been subject to a programme of renovation and refurbishment which remains ongoing. Works to date include substantial structural strengthening of the building (under supervision from a structural engineer), the refurbishment of the "South Wing" cottage and several of the adjoining rooms on the first and second floors, the installation of a biomass heating system, as well as the refurbishment of some of the other rooms in the principal accommodation. Furthermore, significant restoration of the buildings and landscaping of the grounds has been undertaken, particularly in the house's spectacular walled garden. A complete list of those works which have been undertaken can be supplied to interested parties upon a viewing. The completion of the cottage and adjoining rooms would allow any purchaser to comfortably move into the house whilst the remaining works are finished.

THE COTTAGE

The "South Wing" cottage has unrestricted residential use, providing maximum versatility, and, having been tastefully modernised, has been utilised by our clients to generate an income through holiday letting. The cottage has its own parking space, access and pretty, enclosed garden, with the internal accommodation comprising a breakfast kitchen, sitting room, shower room and two double bedrooms. This self-contained dwelling could be incorporated into the main house, or indeed additional rooms from the house could enlarge the cottage to offer different letting or annex options.

LAND AND OUTBUILDINGS

The extent of the estate is shown on our accompanying location plan, with the land lying mainly to the north and west of the house and having two separate accesses that do not require passing directly past the house. There are three large meadow fields totalling around 16.6 acres, plus a further 1-acre paddock which would lend itself to the siting of a ménage and/or turnout area, being close to the stable building. The fields run gently down towards the wooded south bank of the river Tamar along the site's northern perimeter, where there is a vehicular track leading directly to a large clearing by the water's edge. We are advised that a quay once existed here and the creation of new mooring facilities may be possible, subject to any necessary consents.

Located around the grounds are several outbuildings including stabling - offering opportunity for those with equestrian interests - plus a 19th-century vinery, potting shed, workshop, various stores, a large general-purpose agricultural barn and an enormous commercial greenhouse.

SERVICES AND OUTGOINGS

Mains electricity. EV charging point. Mains water is connected although currently not used - there is a separate, private spring-fed supply in use. Private drainage via septic tank (condition and compliance with current regs is unknown). Biomass wood fuel boiler, receiving Renewable Heat Incentive (RHI) payments on a commercial tariff for approx. another 18 years. ADSL Broadband is available. Limited mobile voice/data services are available internally, externally full service is available with all providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. The house is rated for Council Tax in Band F. The Cottage has a Rateable Value of £2,475 (no rates payable under small business rate relief).

AGENT'S NOTES

1. Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is [///hope.redouble.bind](https://www.what3words.com/?q=///hope.redouble.bind). For detailed directions, please contact the office.
2. Our clients have an application ongoing with West Devon Borough Council for the conversion of the stables into ancillary accommodation.



Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



