



Drascombe Barton
Drewsteignton | Exeter | Devon | EX6 6PF

DRASCOMBE BARTON

A stunning Grade II listed Devon longhouse, steeped in history and brimming with character. This beautiful home boasts generous proportions, vaulted ceilings and charming exposed beams, complemented by traditional plank and muntin screens. It sits within 40 acres of idyllic countryside featuring lush paddocks and enchanting woodlands.*

The property is complemented by a variety of outbuildings with stabling for two horses and the potential for further equestrian facilities. A swimming pool and a Party Barn provide recreational pursuits, and a detached annexe offers further accommodation and an opportunity for generating rental income.



KEY FEATURES

History

The “Drascombe Lugger” is a distinctive sailboat designed and crafted by John Watkinson for his wife, which was named after Drascombe Barton while they resided at the property. He was the Royal Navy’s small boat specialist and helped to design the first inflatable life raft, while his wife was a Signal Wren for the Women’s Royal Navy.

Inside

True to the charm of traditional Devon Longhouses, this property features two inviting front doors. The door to the left opens into a generous entrance hallway that leads to the rear door, as well as access to reception rooms on either side.

The second front door opens into a hallway that connects to the kitchen and to a separate dining room, as well as the utility room. The utility room offers ample practical storage space and conveniently includes access to a ground floor WC.

The reception room is spacious yet comfortable, boasting exposed beams and a grand inglenook fireplace with recessed shelving and a cupboard on either side. This room offers a delightful dual aspect.

A secondary reception room is currently arranged as a study and enjoys the beauty of the plank and muntin screen which enhances the room’s character. A delightful window seat provides a picturesque view of the grounds, creating a tranquil spot to rest from work.

The atmospheric dining room is an exceptional space to dine, comfortably accommodating a large dining table and chairs plus additional armchairs positioned perfectly to enjoy the warmth of the large inglenook fireplace, while the beautiful plank and muntin screen with built in bench provides an attractive back drop to this room.

The spacious kitchen is designed for both functionality and comfort, featuring high-quality solid worktops and ample built-in storage. A Belfast-style sink, a large Aga, and plenty of room for a breakfast table complete the cosy country feel. Exposed wooden beams and a plank and muntin screen add a rustic touch to this welcoming space.













SELLER INSIGHT

“ As we get ready to move on after 26 wonderful years, we want to share why this home has meant so much to us. Tucked away on 42 acres, we’ve enjoyed absolute privacy while still being just five minutes from the new A30. The half-mile drive to our house feels like stepping into our own little world away from it all.

The atmosphere here is warm and welcoming, perfect for family gatherings or quiet evenings at home. Our secluded pool has been a favourite spot for swimming and sunbathing, providing a relaxing escape whenever we needed it.

One of the unique things about our home is its rich history. As a Grade II* listed property, it has the story of being where the Drascombe Lugger was designed and built, which adds a special touch to our everyday lives.

Now, as we prepare to move to Spain and enjoy a new chapter in the sun, we’ll carry with us countless memories made here. We hope that the next owners will find as much joy in this home as we have. It’s truly a special place, and we’re excited for someone new to call it home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

KEY FEATURES

The spectacular grand master bedroom exudes style and luxury, featuring vaulted ceilings and a striking chandelier. This spacious retreat includes a dedicated dressing room, along with a luxurious ensuite shower room complete with a “his and hers” vanity unit, a double shower enclosure and underfloor heating for increased comfort.

A landing separates the master bedroom from a further room which could be utilised as a fourth bedroom. This is an interconnecting room to bedroom three and therefore could also be wonderful as a study, dressing room or library, depending on requirements.

Bedroom three has the added benefit of a en-suite bathroom with freestanding roll top bath.

There are two further generously sized double bedrooms with charming window seats. The stylish family bathroom is located next to bedroom two.















KEY FEATURES

Outside

The property is beautifully nestled within the countryside, surrounded by its own 40 acres. It is accessed via a long private drive, which leads to a parking area for several vehicles.

A secluded swimming pool and a sheltered terrace provide an ideal setting for outdoor entertaining or lounging in the sun. There is also a Party Barn, which houses a full-size Snooker table and has a mezzanine level overlooking the ground floor, providing the perfect layout for a sociable gathering.

An expansive level lawn stretches across the front of the Devon Longhouse, effectively separating the main residence from the two bedroom detached annexe and adjacent gymnasium. This expansive lawn currently features a seating area that overlooks the paddocks, creating a serene space for relaxation.

Additionally, a generous outbuilding nearby serves as a practical storage solution for outdoor equipment. The barn also provides stabling for two horses with space for more if desired.

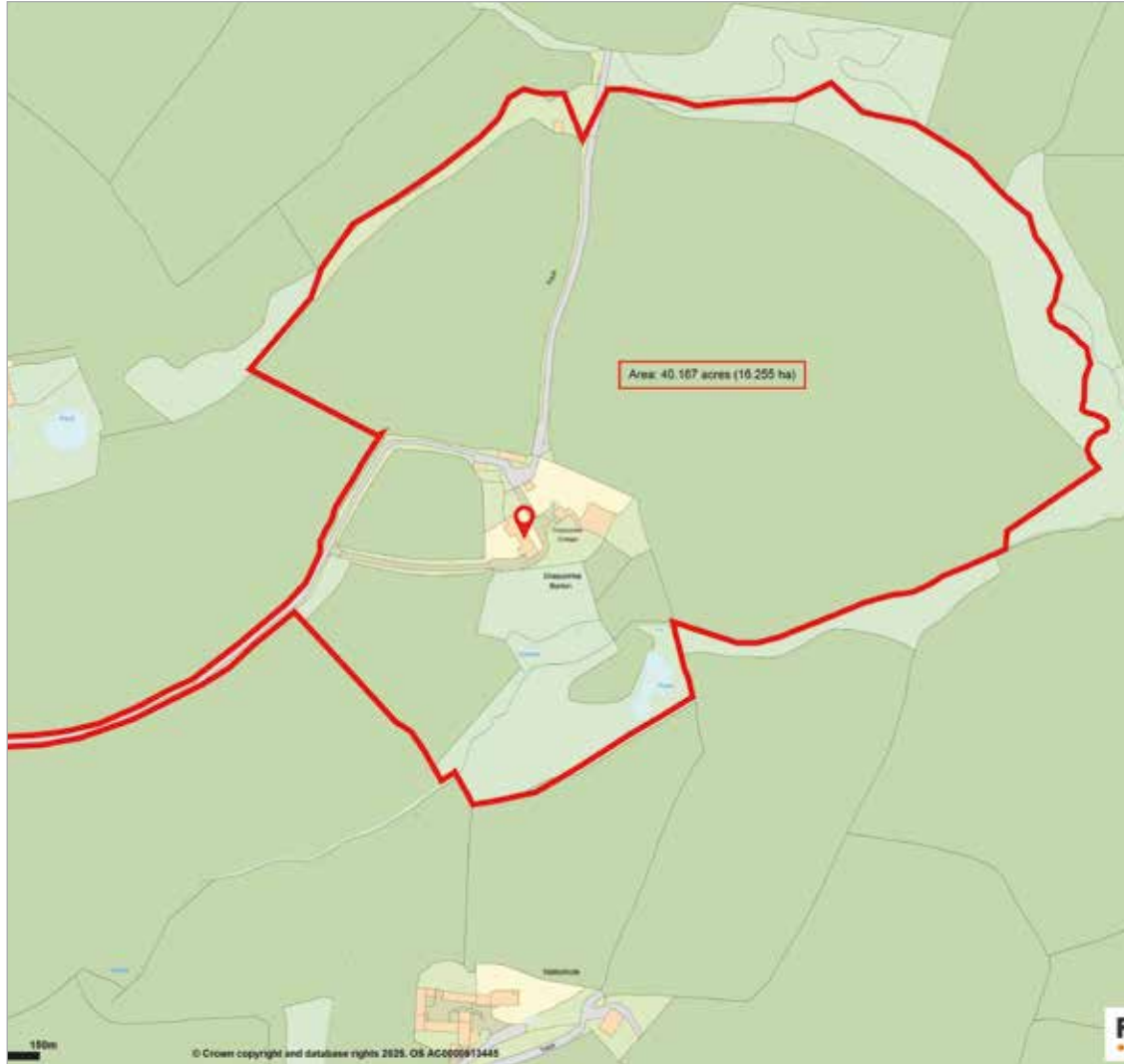
Amidst the woodlands, two picturesque ponds add to this home's charm, providing a habitat for several ducks and wildlife.

Drascombe Barton is a remarkable blend of historical charm and modern convenience, making it an ideal family home. With its expansive grounds, swimming pool, party barn, annexe, numerous outbuildings, and beautifully designed interiors, this Grade II* listed Devon longhouse offers an idyllic and sociable lifestyle in a beautiful countryside setting.









INFORMATION

Property Information

EPC: Exempt

Local Authority: West Devon

Council tax band: G

Services: Private drainage, private water supply and oil central heating

Tenure: Freehold

Drascombe Barton, Drewsteignton, Exeter

Approximate Gross Internal Area

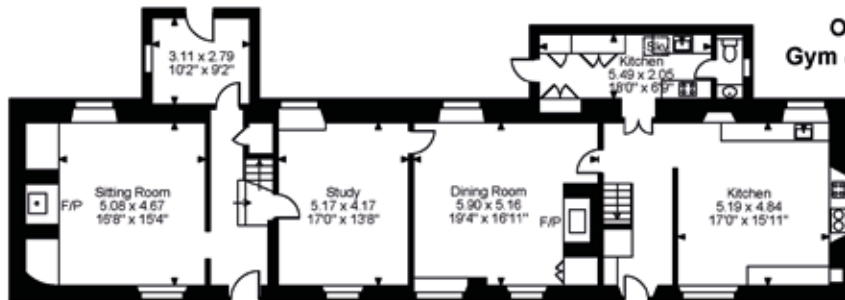
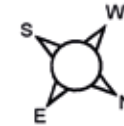
Main House = 3344 Sq Ft/311 Sq M

Barn = 3251 Sq Ft/302 Sq M

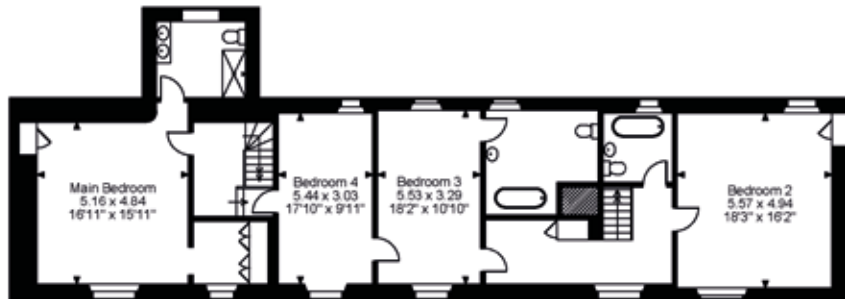
Outbuilding = 1218 Sq Ft/113 Sq M

Gym & Summerhouse = 302 Sq Ft/28 Sq M

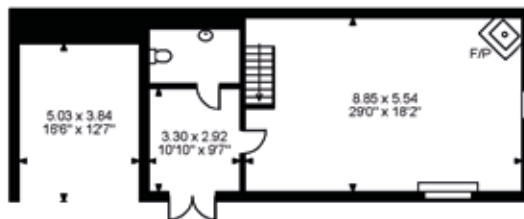
Total = 8115 Sq Ft/754 Sq M



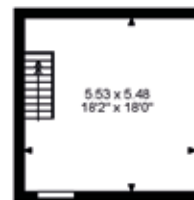
Ground Floor



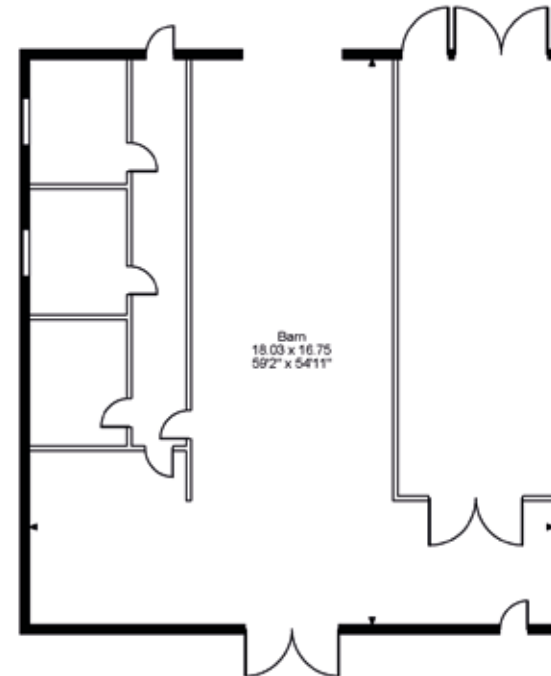
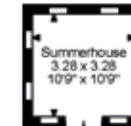
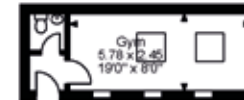
First Floor



Outbuilding Ground Floor



Outbuilding First Floor



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The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: G
Tenure: Freehold



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