



Monkleigh House



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Monkleigh, Bideford, Devon, EX39 5JR

Great Torrington 3 miles, Bideford 4 miles, Westward Ho! and Instow beach 7 miles, Barnstaple 13 miles, Exeter 44 miles.

Attached Grade II listed former Georgian Rectory set in beautiful gardens of approximately 1.63 acres enjoying wonderful unspoilt rural views.

- Impressive former Georgian rectory
- Three reception rooms and open plan kitchen/diner
- Grade II listed
- 3119 square feet of accommodation
- Four bedrooms, four bathrooms
- Fabulous gardens and grounds of about 1.63 acres, with far-reaching rural outlook
- No onward chain
- Freehold

Offers In Excess Of £750,000

SITUATION

Discreetly set back from the road and almost hidden with access via a shared sweeping drive (shared with two other properties) Monkleigh House offers privacy and seclusion with ample parking and occupies a wonderful position at the rear with great views over the landscaped gardens and beyond, with Exmoor on the horizon. The property is within walking distance of the popular Devonshire village of Monkleigh, conveniently located between the market towns of Great Torrington and Bideford. The village itself has a fantastic range of local amenities for its size including a church, garage, primary school and pub which serves evening food.

The historic market town of Great Torrington has a wider range of amenities including a bank, butchers, bakeries, Post Office, greengrocers, public houses, petrol station, supermarkets and small Marks and Spencers food store. The renowned Plough Arts Centre, which combines theatre and cinema with an art gallery and other facilities is located in the town. There are also primary and secondary schools, a 9-hole golf course and numerous nearby tourist attractions include RHS Rosemoor and the Tarka Trail which provides many miles of perfect walking and cycling along the old railway line. The town is surrounded on three sides by the historic Torrington Commons with extensive and spectacular footpaths.

Bideford, on the banks of the River Torridge, has an extensive range of amenities with various shops, restaurants, schooling for all ages (public and private) and five supermarkets. The coastal resorts of Westward Ho! and Instow are both equidistant from Monkleigh, with sandy beaches and amenities along the spectacular North Devon coastline with Exmoor and Dartmoor National Parks further afield. Barnstaple offers a range of business, shopping and commercial facilities and a direct rail link to Exeter. There are good transport links via the A361 North Devon Link Road, which connects to the motorway and mainline rail networks at junction 27 of the M5 (Tiverton Parkway).



DESCRIPTION

This attached Grade II listed former Georgian Rectory is beautifully proportioned and appointed, with light and spacious accommodation arranged over two floors set in beautiful gardens of approximately 1.63 acres and enjoys wonderful unspoilt rural views. The property has retained many of its period features including a magnificent staircase, cornicing, shutters and ceiling roses.

On entering the house via the glazed front porch door, you are greeted by an exceptionally generous entrance hall which leads to the three main reception rooms including the sitting room, dual aspect living room and the impressive dining room with two large sash windows overlooking the garden. Both rooms are of elegant proportions and feature marble fireplaces with woodburning stoves.

At the rear of the house is the contemporary kitchen/dining room with a range of units, Breakfast bar with 1.5 bowl sink and drainer with mixer tap over. Space and plumbing for dishwasher. Integrated fridge / freezer. Rangemaster cooker with extractor canopy over. Large space for dining table with ornate wooden frame doors and window to the garden. Off this room is a very useful utility room and shower including WC. Also found on this level is the bathroom with WC, pedestal wash hand basin and bath.

A spacious galleried landing on the first floor provides access to four double bedrooms, including the principal bedroom which benefits from large sash window overlooking the garden and views beyond. Feature fireplace with wood mantle and built-in wardrobes. Also, on this floor is the family bathroom with fitted corner shower enclosure and a separate shower room with WC and sink.

OUTSIDE

The property is approached via a tree-lined driveway which leads to the gravelled parking area directly in front of the house which is shared with the adjoining property.

The wonderful private gardens and grounds extend to around 1.63 acres and wrap around the house, providing large areas of lawns, patio terrace areas, and an assortment of mature trees, shrubs and plants as well as a greenhouse and garden shed. The main garden offers plenty of privacy and seclusion to compliment the property's fabulous setting. At the end of the garden is a wood store and the Scandinavian Lodge which could make a home-office, gym, studio or possible Airbnb opportunity.

Maybe the most unique feature of the garden is an historic path which is lined by laurel, beech and oak trees and is known as the 'church walk' which gives access to your very own private garden with the best views on offer!

DIRECTIONS

From Bideford Quay, with the River Torridge on your left hand side, proceed towards Torrington on the A386. Continue on this road until reaching the village of Landcross. Take the right hand turning signposted Holsworthy on the A388. Proceed along this road passing through the village of Saltrens. Continue again on this road until reaching the sign for Monkleigh on your right hand side. Shortly after, take the left hand turning onto a private driveway signposted Poachers Lodge. Follow the driveway around to your right until you see the sign directing you to Monkleigh House and park in the gravelled area directly in front of the property.

SERVICES

Mains water and electric. Oil central heating. Private drainage.



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.



4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

