



The Coach House



# The Coach House

Abbotsham, Bideford, Devon, EX39 5BH

SW Coastal path within walking distance, Abbotsham Village 1 mile, Bideford 3 miles, Barnstaple 13 miles

**A unique 15th Century former Coach House set within delightful gardens and grounds of approximately 2.2 acres**

- Grade II listed
- Circa 15th Century
- Potential one bedroom annex
- Freehold
- Semi-detached
- Garden and grounds of around 2.2 acres
- Unique location
- Council tax band D

**Guide Price £785,000**

## SITUATION

The Coach House, a wing of Abbotsham Court, is situated in one of the most special locations within the area with access onto the South West Coastal Footpath from its own land, and within a mile of the highly sought after Abbotsham village. The village itself has a renowned primary school, church, the highly rated 'The Thatched Inn' and a weekly post office/local shop. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and three supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The regional centre of Barnstaple is approximately 13 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line. 60 minute drive to Tiverton parkway for direct line to Paddington.



## DESCRIPTION

This is a rare opportunity to purchase a unique 15th Century Grade II listed former Coach House set within delightful gardens and grounds of approximately 2.2 acres. The property offers over 3600 square feet of spacious and versatile accommodation which boasts a wealth of character throughout. The property includes 3 reception rooms, 3 double bedrooms, 3 bathrooms (2 of which are en-suite), kitchen which boasts an electric two-oven and warming oven Royal Blue Everhot stove and a separate cannon gas cooker, utility and office space which could be an ideal ground floor bedroom/study or family room. Integral to The Coach House, approached by an external staircase, or the first-floor landing is a potential granny annex' within what was a Chapel - and called by that name - constructed by Col. Digby-Best approximately 1840. Never consecrated but currently let and comprises sitting room, kitchen, bedroom with en-suite shower room. Rated Band A, but could be taken back into family occupation.

The property is approached over a long private driveway which is initially shared with three other properties but sweeps to the right and onto the front courtyard which has extensive parking. To the rear of the house is a good-sized terrace area and well-planted rockery. Beyond is the more formal garden with an assortment of plants, shrubs and trees, as well as a detached carpentry workshop. On from here is the walled orchard of 1/3 Acre with a variety of fruit trees and large shed for a lawn tractor. At the rear boundary of the garden there is an access gate which leads onto a private and almost secret part of the property which is an elevated parcel of land where some of the best views in North Devon are to be enjoyed, across Bideford Bay to Lundy Isle and The Bristol Channel. To the South West Clovelly and Hartland can be seen, with, to the North, Baggly Point and further on the Gower Peninsula.

Being one of four properties in Abbotsham Court, we understand it was originally named Shebbeare Town, with parts of the Court dating back to the 15th Century and early Tudor times. It was the ancestral home of John Shebbeare (1709-1788) who was a British political satirist. The Coach House is the North Wing of this historic house.

## SERVICES

Mains water and electricity. Private drainage. Broadband. The central heating and a gas cooker is served by a 2000L LPG tank.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

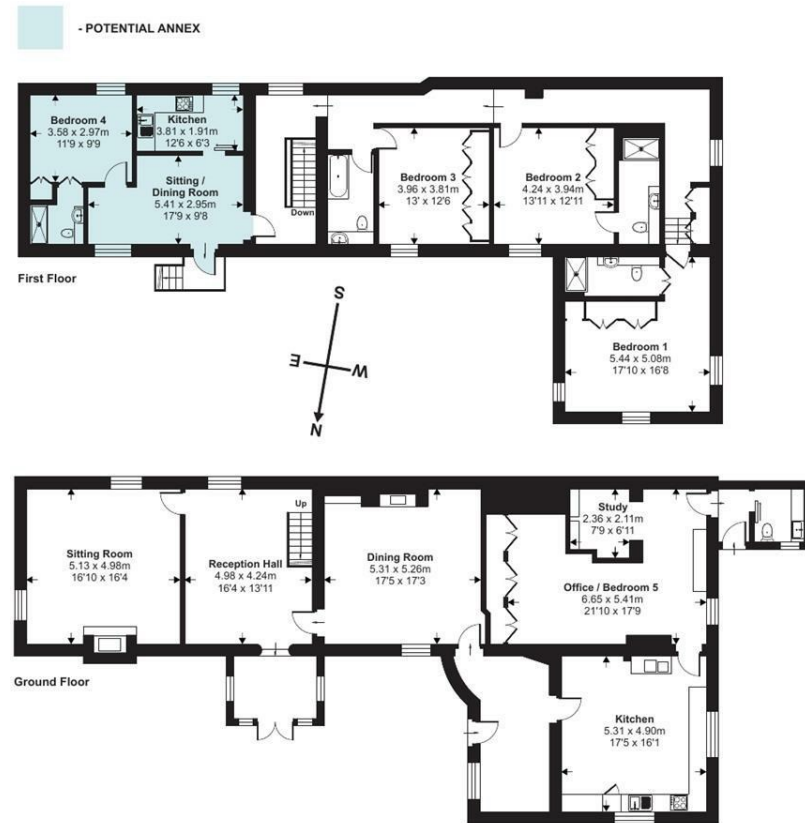
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Approximate Area = 3605 sq ft / 334.9 sq m (includes potential annex)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Stags. REF: 1067794



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