



Upcott Avenel



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Sheepwash, Beaworthy, EX21 5PD

A unique, imposing and characterful residence, enjoying a fabulous secluded position, walled garden, outbuildings and grounds of around 9.7 acres.

- 4 Reception rooms
- Over 4000 sqft of accommodation
- Walled garden
- No nearby neighbours
- Freehold
- 5 Bedrooms
- Period outbuildings
- Set in around 9.7 acres
- No onward chain
- Council tax band G

Guide Price £950,000

## SITUATION

The property is situated in a rural location yet within easy access of the attractive community of Sheepwash. The village offers a range of local services which include the well-known Half Moon Inn and places of worship. There are primary schools in the neighbouring villages of Highampton and Shebbear and comprehensive schooling in Torrington, Holsworthy and Okehampton. Independent schooling from junior through to sixth form is also available at the nearby Shebbear College. The town of Hatherleigh has an excellent range of shops and services including a weekly market, together with doctor's surgery and other facilities. Okehampton is situated adjacent to the A30 dual carriageway providing a direct link to the city of Exeter. Okehampton has a modern hospital, schooling from infant to sixth form level and a range of facilities and retail outlets including a Waitrose. The Torridge Valley is renowned for its fishing and there are also many footpaths in the area, which include the well-known Tarka Trail.



## DESCRIPTION

Entering the market for the first time in almost 40 years, Upcott Avenel is a unique, imposing and characterful residence, enjoying a fabulous secluded position and wonderful far-reaching countryside views. Believed to date from the 17th century, the property is Grade II listed for its special architectural and historic interest and we understand the property has only ever had six owners in its lifetime, making this an extremely rare opportunity. The property retains a wealth of wonderful character features and elegantly proportioned accommodation with high ceilings and an abundance of natural light through beautiful sash windows. The grounds of the property are particularly impressive, approached via a treelined sweeping drive, there is a delightful cobbled courtyard centred around a collection of period outbuildings, a wonderful walled garden, woodland and enclosed paddocks. In total, the property stands in gardens and land of around 9.7 acres.

## ACCOMMODATION

The reception hall provides an elegant entrance to the property and offers access to the main reception room being the impressive drawing room and dining room with wooden flooring and an original marble fireplace. Its French doors and large canted bay windows give access to and exceptional views over the garden. There is room for both a seating area and a formal dining area, making the space ideal for entertaining. There are also an additional two reception rooms, one which benefits from a wood burner and French doors which lead out to the walled garden. Additionally, on the ground floor, the kitchen/breakfast room offers plenty of storage in wood units, original dresser, inset sink and AGA stove. The ground floor accommodation is completed by a utility room/pantry, workshop with access to the cobbled courtyard and WC. A large cellar provides further space for storage.

A staircase with a mahogany handrail rises to the first-floor accommodation where there are five generous double bedrooms with most enjoying wonderful far-reaching countryside views or views over the walled garden. The family bathroom offers a shower enclosure, side panel bath, WC, sink, bidet and built-in linen cupboard. There is also an additional WC to the other end of the landing.

## OUTSIDE

The property accessed via a treelined sweeping drive which leads to extensive parking and is surrounded by its own land. From here you have access to the wonderful and original cobbled courtyard which is enclosed by a variety of attractive period buildings including the former stables, piggery and carriage house which do have scope to convert subject to necessary planning permissions.

At the front of the property, the garden enjoys fine views and has various mature shrubs, trees and hedgerows with access to the walled garden, woodland and the rest of the land.

The two enclosed paddocks also have access from the road and are currently a haven for wildlife but could suit equestrian use, small holding or simply exercising the dogs.

## PROPERTY INFORMATION

Grade II listed

Stone construction with lime render and slate roof

Private water supply

Private drainage

Mains electric

Oil central heating/ wood burners

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



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			
102 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(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 = 4046 sq ft / 375.8 sq m  
 Garage = 283 sq ft / 26.2 sq m  
 Outbuildings = 1296 sq ft / 120.4 sq m  
 Total = 5625 sq ft / 522.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1180687