



Wooladon Hall, Meeth, Devon

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# A beautifully restored 17th century farmhouse with outbuildings and 29 acres set amidst pristine, **gorgeous countryside.**

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## Summary of accommodation

Porch | Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Second kitchen | Cloakroom

Landing | Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Four further double bedrooms  
Two family bathrooms

Parking | Period threshing barn | Further period barn | Range of period outbuildings incorporating four bay carport, three bay tractor/hay barn | Garden with ornamental lake and island | Pasture | Woodland | Lake

In all about 29.27 acres (11.85 hectares)

## Distances

Meeth 2 miles, Hatherleigh 3 miles, Great Torrington 9 miles, Okehampton 10 miles, Dartmoor National Park 12 miles,  
Peppercombe Beach 18 miles, Exmoor National Park 25 miles, Exeter city centre 33 miles

Exeter Airport 40 miles (London City Airport 1 hour)

(All distances and times are approximate)



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## Location

Wooladon Hall is situated amidst unspoilt countryside near the tiny village of Meeth, which has a pretty parish church, village hall and a popular pub (The Bull and Dragon). The larger village of Hatherleigh, three miles away, has a Co-op convenience store, GP, vet, petrol station and a primary school (Ofsted rated Good). For wider requirements the property lies midway between the market towns of Okehampton and Great Torrington, which are both a 20 minute drive away and have a good selection of shops and local businesses capable of meeting most day to day needs. There are good transport links too. Okehampton station has services to both Waterloo and Paddington via Exeter St. David's. The A386 is close at hand linking to the A30 at Okehampton and Exeter Airport offers flights to both UK and international destinations, including a daily one-hour service to London City Airport. The area also has a choice of schools from both the state and independent sectors. These include Exeter Cathedral School, The Maynard and Blundells, which are all within a 35 mile radius.

## The property

Wooladon Hall has a truly exceptional setting between two nature reserves managed by the Devon Wildlife Trust. The reserves were established in 2004 when the local bell clay quarries were shut down and the Trust is recreating wildlife habitat and reintroducing key species that have become locally extinct. The house is set in about 29 acres of pasture, woodland and a lake, which consequently help support a wonderfully diverse range of flora and fauna. It faces southeast with views across the grounds and its own lake, sheltering behind a belt of trees, which gives way to a wide swathe of unspoilt, lush countryside. Constructed in 1666 and part of an unaltered farm complex, Wooladon is built of rendered cob under a traditional Devon Reed thatched roof. It is Grade II\* listed and is regarded as being of particular importance as the house has been unaltered architecturally since the 17th century. However, a fire in 2017 left extensive damage and the house has since been fully restored to an exceptionally high standard under the watchful eye of Historic England. It is filled with character at every turn, some of it original and some sympathetically replaced.





These include timber and stone mullion windows, oak and brick flooring, ceiling beams, exposed roof and wall timbers, window seats, extensive oak joinery plus several impressive fireplaces including three inglenooks, now all fitted with wood burning stoves. The ground floor incorporates a through-passage reception hall, three good-sized reception rooms and two superb kitchens. The principal kitchen is to die for with a separate seating and dining area beside an enormous inglenook fireplace and a separate kitchen with its own inglenook fitted with an Everhot range cooker and handmade units under oak work surfaces. Upstairs are six good-sized double bedrooms, all with vaulted ceilings above exposed roof timbers. The principal and guest bedrooms both have their own en suite bathrooms, with the remaining four bedrooms sharing two bathrooms.



## Outbuildings, Garden and Grounds

Wooladon Hall is approached off a quiet country lane via a 150 yard long. Tree lined drive, which emerges out into the property's former farmyard, which now provides parking space for several vehicles. A collection of attractive period outbuildings is arranged at intervals around three sides of the yard with the house on the fourth side.



The drive continues around behind the outbuildings, which include two handsome, brick-built barns, one of them a former threshing barn, a four-bay cart store that now serves as a car port for four generously sized vehicles and a three-bay tractor/hay store. Immediately in front of the house is a gorgeous paved and gravelled courtyard bound by a mix of tall stone walling and hedging fringed with deep, richly planted borders. Beyond is an extensive lawn that slopes gently down to and around a pretty lake partly spanned by a bridge to an island near its centre. The lake is set against a backdrop of native, broadleaf woodland crisscrossed by pretty, woodland paths. Behind the outbuildings and lake are three fields of lush pasture and further woodland. In all the grounds amount to over 29 acres, of which about 40% is woodland.

## Services

Mains water and electricity. Private drainage (treatment plant). Oil-fired central heating. Two electric Everhot range cookers.

## Directions (Postcode: EX20 3QN)

**What3Words:** whirlwind.singing.clean

From Okehampton travel north on the A386 towards Hatherleigh. On reaching the small roundabout on the southwestern edge of the town, take the second exit off the roundabout continuing on the A386 towards Torrington. After two miles turn left off a sharp right-hand bend, signed to Petrockstowe. Drive for just over half a mile to another sharp righthand bend. Bear right round the bend keeping on the main carriageway. The brick-paved driveway entrance to the property will be found on the right after about 300 yards.

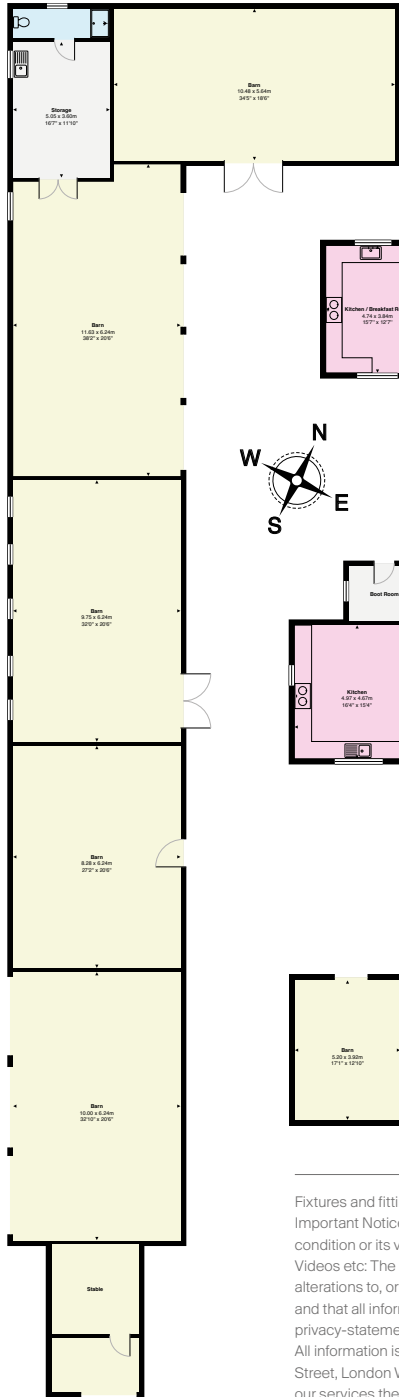
## Property information

**Tenure:** Freehold

**Local Authority:** West Devon District Council ([www.westdevon.gov.uk](http://www.westdevon.gov.uk))

**EPC Rating:** E

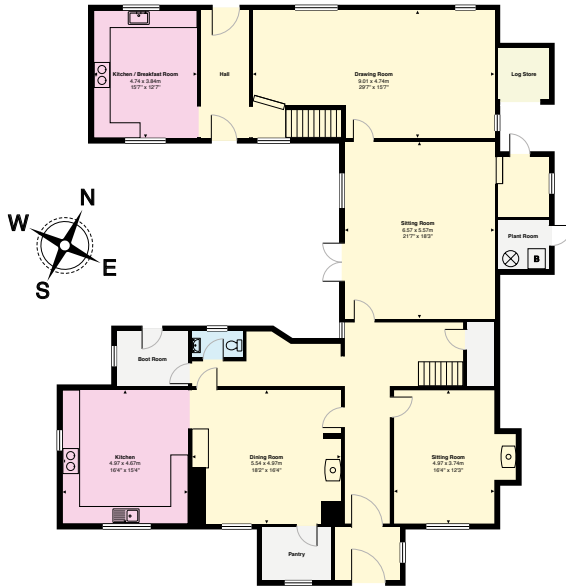




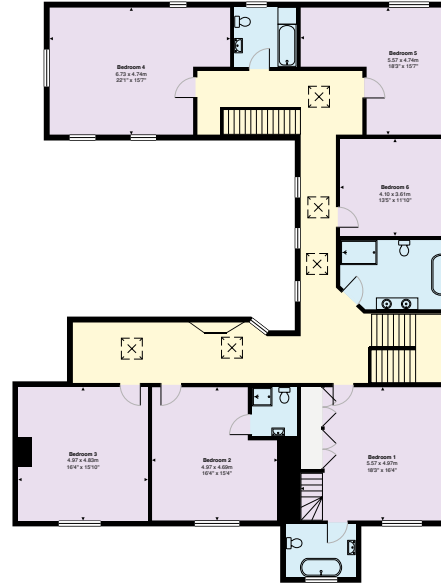
## Approximate Gross Internal Floor Area 483.3 sq m (5203 sq ft) (excluding barns)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

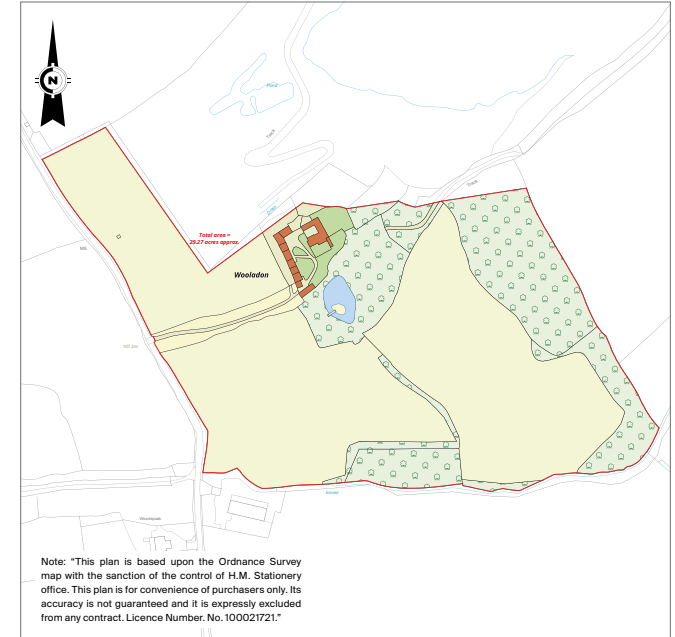
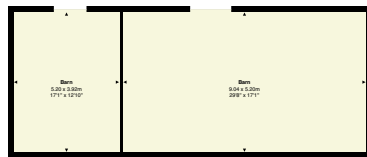
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor  
Area: 245.4 m<sup>2</sup> ... 2641 ft<sup>2</sup>



First Floor  
Area: 228.6 m<sup>2</sup> ... 2461 ft<sup>2</sup>



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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