



**Eastacott Barton  
Umberleigh, Devon  
EX37**



**An attractive country estate comprising a Victorian manor house and two converted barns providing secondary/holiday let accommodation in excess of 10,000 sq ft. Situated within 26.5 acres of beautiful gardens with panoramic views across a large swimming/fishing lake towards meadows, woodland and hills rising from the Taw valley, this exceptional estate offers a wonderful lifestyle opportunity.**



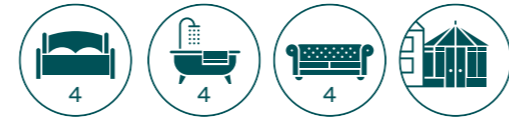
## Situation & Amenities

Eastacott Barton is situated in a tranquil setting, within unspoilt countryside above the River Taw. It benefits from a peaceful and secluded location and yet is only 1.6 miles from the small village of Chittlehampton which has a church, a pub, a post office, local farm shop and tea room and bus routes, including services to local secondary schools (independent and state). Within a few minutes drive of the property is a primary school and train station at Umberleigh with direct services to Exeter and Barnstaple. The nearby market town of South Molton has a good variety of shops and a twice weekly pannier market selling local produce. Further afield are the larger towns of Barnstaple and Tiverton. Just outside Tiverton, via the A361 Devon Link road, are Junction 27 on the M5 and Tiverton Parkway station, which has a regular service to Paddington (1 hour and 52 minutes). For air travel, Exeter Airport offers connections to both national and international destinations. The area also offers a wide choice of schools from both the state and independent sectors including West Buckland School and Blundell's School.

*Umberleigh (Exeter 54 minutes) 1.5 miles, South Molton 6 miles, Great Torrington 10 miles, Barnstaple 10 miles, Tiverton Parkway station 33 miles (Paddington 1 hour 52 minutes), Exeter City Centre 35 miles, Exeter Airport 43 miles (Distances and times approximate)*



### Main House



### Annexe



# Eastacott Barton

Eastacott Barton has fantastic views over the surrounding countryside. In the 16th century it was a farmhouse on the Clinton Estate belonging to the Fane-Trefusis family, the largest private landowners in Devon, before being substantially enlarged into a Victorian manor house in the 19th century when two impressive barns were also added. Both the house and barns are filled with character and period features yet have the benefit of not being listed.

The house faces south and is partly built of attractive local stone and partly of cob, all under a slate roof. It has generously sized rooms with good ceiling height with views across the garden towards one of the property's three lakes and a partly wooded valley. Internally the house is beautifully presented, combining wonderful period features with modern living. The house has been upgraded by the current owners and also benefits from superfast broadband and a strong mobile reception. The ground floor has three reception rooms and a large garden room, with both the sitting room, and the garden room looking south over the patio and garden.

The kitchen/breakfast room also faces south and is a lovely light and airy room with views across the valley. The kitchen has been fully refitted within the last 12 months with shaker cabinets, quartz worktops, induction hob, double electric oven/integral microwave/steamer, dishwasher, walk-in pantry and an instant boiling water tap. At its centre is an impressive island and a two oven oil-fired AGA. The kitchen leads into a newly fitted utility room with ample storage, a downstairs cloakroom and then onto a boot room/boiler room and further utility area and laundry room.

Upstairs off the galleried landing are three large double bedrooms. The principal bedroom has a walk-through dressing room and an impressive, newly fitted ensuite bath and shower room with a freestanding bath, large shower, double sink vanity unit, and underfloor heating.

The second of the bedrooms has a walkthrough dressing area and triple aspect windows with wonderful views. Both additional bedrooms have ensuite bathrooms that have recently been fully refitted with large showers, vanity sink units, and underfloor heating. All the bedrooms are south-facing with beautiful views of the surrounding countryside.



At one end of the house is an annexe on two floors consisting of a ground floor living room plus a double bedroom upstairs with ensuite bath and shower room. The annexe is currently used to accommodate guests and therefore does not have its own kitchen facilities, but this could be easily remedied.

## Secondary/Holiday Let Accommodation

Two large, stone-built Victorian barns that have been sympathetically converted to a very high standard and currently provide a substantial income rented either together or separately as 5-star self-catering holiday accommodation (see [www.eastacottbarton.co.uk](http://www.eastacottbarton.co.uk)) The current owners also utilise the properties as overflow/entertainment accommodation for the main house. Stable has a large vaulted lounge, comfortably accommodating 12 people, with bi-fold doors opening out onto the swimming/fishing lake with stunning views to the hills beyond and a large kitchen with dining for 12, making it a perfect entertaining space for large groups. Both barns have three en suite double bedrooms and wonderful views across the lake and grounds with space for outside entertaining on the large lakeside terrace.



Stable



Harebell





## Outbuildings, Garden & Grounds

Eastacott Barton is approached via an impressive sweeping driveway. There is ample parking for numerous cars, a walled vegetable garden with greenhouse, double timber garage and further timber outbuilding currently used as a Games Barn with pool table, darts board, table football, table tennis and air hockey. Next to the Games Barn is a sports pitch, recently re-laid with turf and including a football goal and cricket net. Across the driveway is a field that could be used for grazing/equestrian purposes.

The beautiful garden extends out from the back of the house and comprises a patio overlooking an attractive lily pond, extensive lawns and the main lake, all decorated with borders richly planted with herbaceous perennials and roses. The land drops away down into the valley, past flower meadows towards the private woodland with a further two lakes, and streams running down to the River Taw. The woodland leads into a pine forest, all of which is accessible via private footpaths. There are no public footpaths on any part of the land. In all about 26.58 acres (10.76 hectares).



## Tenure

Freehold

## Local Authority & Council Tax Band

North Devon Council (www.northdevon.gov.uk). Tax Band G.

## Services

Mains water & electricity. Private drainage. Oil-fired central heating and AGA in main house and electric underfloor heating in bathrooms. Oil-fired central heating for secondary accommodation and electric underfloor heating in bathrooms.

## Directions (Postcode EX37 9AJ)

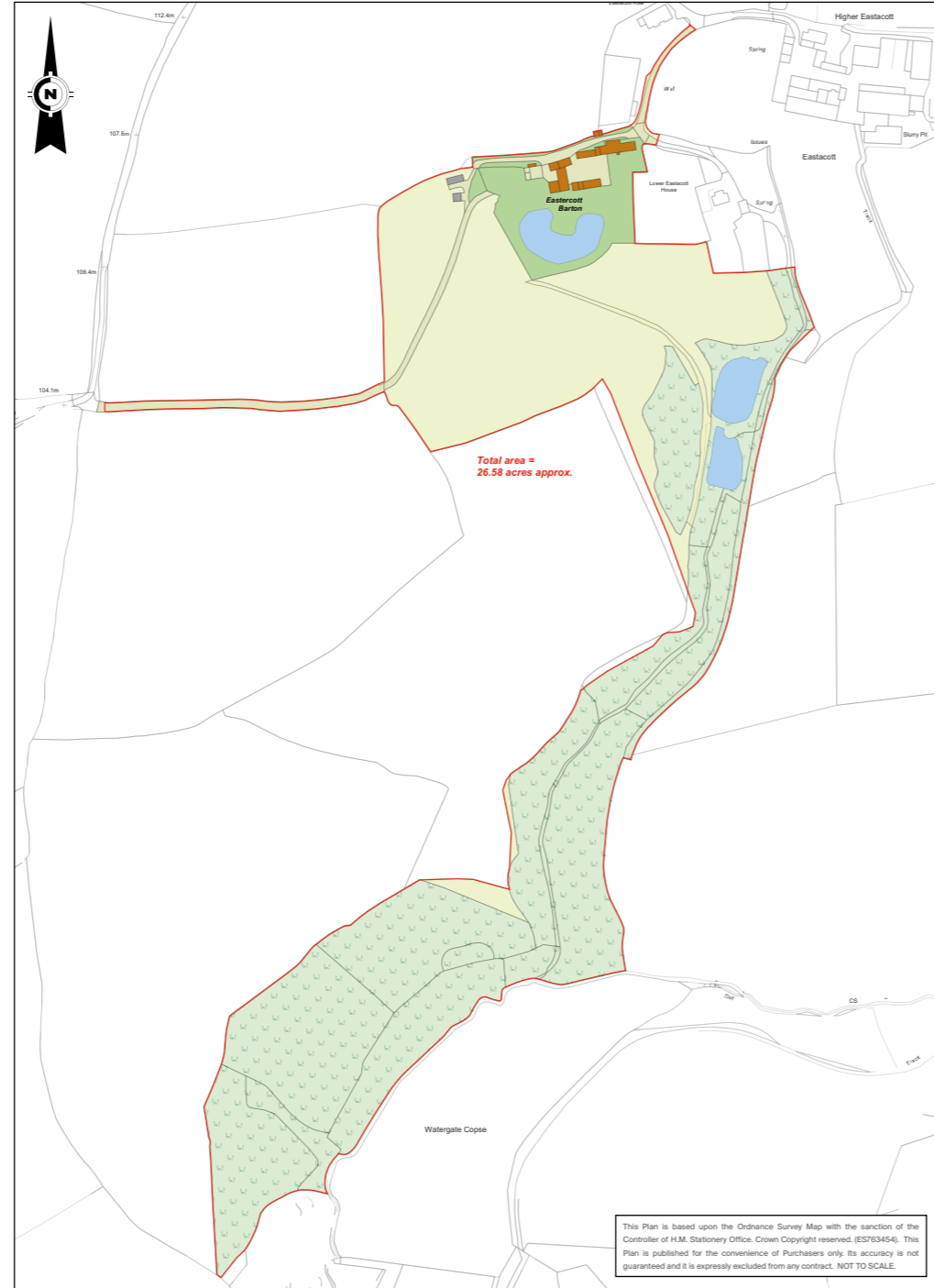
**What3Words:** //trusts.undercuts.grins

### FROM BARNSTAPLE

Take the A377 (Barnstaple to Exeter road) to Umberleigh At Umberleigh, cross the river Taw over the bridge opposite The Rising Sun Pub. Turn immediately right after crossing the bridge and continue about half a mile, over a level crossing. Follow the road, taking the first left turn signposted to Eastacott. Drive through the Brightley Barton farm area, and continue up a steep hill for about half a mile. The entrance to Eastacott Barton (two stone pillars) is at the top of the hill before it turns sharply left.

### FROM M5/Tiverton

From Junction 27 of the M5 take A361 to Tiverton and then towards Barnstaple. After approximately 23 miles, turn left at the roundabout to South Molton. Follow the road through South Molton and then turn left on to the B3227 to Torrington. After approx. 5-6 miles, take the left turn marked to Eastacott. Proceed along lane for approximately one and a half miles. **DO NOT** turn left at the stone cross (signposted to Eastacott) but go straight on, past Narracott Farm and down the hill. You will approach a sharp right turn in the road (with a five bar gate directly in front of you). The two stone pillar entrance and drive to Eastacott Barton is on the left as the road sharply turns right. Follow the drive through the white gate.



### Approximate Gross Internal Floor Area

**Eastacott Barton**  
429.11 sq m (4619 sq ft)

**Stable Cottage**  
303 sq m (3262 sq ft)

**Hareball Cottage**  
221 sq m (2379 sq ft)

**Outbuildings**  
124 sq m (1335 sq ft)

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.



Knight Frank Exeter  
19 Southernhay East  
Exeter  
Devon  
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**I would be delighted to tell you more.**

**Florence Biss**  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)

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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