

Hannaford Manor, Poundsgate, Dartmoor, Devon





A wonderful **Arts & Crafts** Grade II listed Manor House in the heart of the Dartmoor National Park with outstanding views and grounds.

Summary of accommodation

Entrance lobby | Reception hall | Drawing room | Library/games room | Kitchen/breakfast room | Utility room | Cloakroom

Minstrels' gallery | Sitting room/bedroom three | Principal bedroom with en suite shower room

Bedroom two | Family bathroom with separate WC

Second floor suite currently laid out as a sitting room, kitchenette, three bedrooms bathroom and shower room

Formal landscaped gardens with a pond, vegetable garden, woodland

Ample parking for several vehicles | Garden store with integral workshop | Greenhouse | Cellar and wine store

In all about 4.87 acres

Distances

Poundsgate 1 mile, Ashburton and A38 3½ miles, Totnes 11 miles, Dartington 9 miles, Exeter 20miles (London Paddington 2 hours)

(All distances and times are approximate)



**Knight
Frank**
Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Hannaford Manor is situated in the heart of the Dartmoor National Park with direct access to the open moor, and yet is only 3.5 miles from the A38, giving easy access to Plymouth, Newton Abbot, Exeter and the M5.

The house is ideally placed with superb views but is sheltered from the prevailing south westerlies. The charming town of Ashburton is just over 3 miles away and offers a range of local shops, restaurants and amenities. These include a superb delicatessen, Fish Deli, Emilias, Rafikis and the Old Library restaurant as well as the thriving Ashburton musical and Arts centre, twelve antique shops and a highly regarded cookery school. Holne itself also has a strong community with a locally run village shop, tea room and Pub.

Dartington Hall Trust with its thriving programme of arts and cultural events and Elizabethan timber framed cinema is only 9 miles away. Totnes is approximately 11 miles away with a wider range of facilities and is also a vibrant market town, while Exeter is well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants, hospitals and theatres.



There are a wealth of high quality schools in the area including Stover School at Newton Abbot, Mount Kelly at Tavistock, as well as Exeter School and The Maynard in Exeter. There is a Steiner School in Dartington and a very good primary school in South Brent. There are also some excellent Grammar Schools in Torbay and Churston.

Dartmoor National Park is well renowned both for the diversity of its countryside and for the many varied and sporting recreational facilities available either within the immediate facility or surrounding area. Easy access to the coastlines of both north and south Devon as well as the River Dart for sailing ensuring exceptional opportunities for the water sports enthusiast. There are also many wild swimming spots nearby as well as easy access to Bantham for surfing and great riding nearby. The park is also well known for cycling and hosts the Dartmoor Classic annually.

Hannaford Manor

The Manor is a wonderful period property built in the style of Lutyens in circa 1904 and the gardens were designed by Thomas Mawson, one of the leading landscape architects of the Edwardian era, creating an incredibly impressive family home. The house is faced in granite under a pitched roof of Welsh slate and has a very solid feel throughout. The original property has been divided into two, with Hannaford Manor comprising the main body of the original house. The whole home has recently been subject to major refurbishment which now facilitates a superb lifestyle with modern comforts in a beautiful period home.

The ground floor centres on the particularly impressive panelled drawing room that forms the heart of the home. This has an attractive fireplace and woodburning stove and also benefits from far reaching views over the Dart Valley. For entertaining there is a lovely Plain English Kitchen with an electric AGA, sub zero fridge freezer, Miele hob as well as a separate pantry. It is accompanied by a superb library and games room which also looks over the grounds and is the perfect space to unwind. From a practical perspective there is a very useful separate Plain English utility as well as a generous boot room all of which aid the wonderful lifestyle that can be had with this home.

Upstairs the accommodation revolves around the stunning galleried drawing room which has to be one of the most impressive features of the building.



Approximate Gross Internal Floor Area
626.7 sq m (6745 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.



There are six bedrooms in total creating very versatile accommodation four of which are en suite. Of real note is the principal suite which takes in the full majesty of its surroundings as well as the morning light. It is worth noting that working from home is a real possibility due to Airband Satellite Business Internet 40Mbps and one of the bedrooms could easily be used as a study.

On the top floor there are three bedrooms three bedrooms, all of which are en suite, and a further sitting and a further sitting room area/kitchen area. This area is been sympathetically designed giving real independence to this space.





Gardens and grounds

The property is approached over a tarmac and gravel entrance drive to the parking area on the north-western side of the house with ample parking for up to eight cars. The appealing gardens and grounds are split into a variety of different sections and total 4.87 acres. A particular feature is the selection of rare and distinctive plants and trees within the grounds including a magnificent Western Red Cedar that is over 180 years old and one of the largest in England, being over 100 feet high. It is also now home to wonderful tree house which will provide plenty of entertainment for young and old! There is also a walled fruit garden, a separate greenhouse and workshop. From the south-facing gardens there are far-reaching views over the Dart Valley and beyond to the beautiful Buckland Beacon which all add to an overall sense of well being at Hannaford Manor.

Services

Oil fired central heating with electric heating via a separate system to the second floor. Main electricity, LPG gas, mains water and private drainage.



Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111.



Directions (Postcode TQ13 7NX)

From Exeter and the M5 motorway take the A38 Devon Expressway towards Plymouth. Take the second of the two exits signed to Ashburton and Two Bridges and follow signs towards Holne and Postbridge. Follow this road for about 3 miles past The River Dart Country Park and past the Holne Chase Hotel over a hill and across a second bridge over the River Dart. Then turn immediately left signed to Hannaford. Continue up the hill and the entrance to Hannaford Manor will be seen on the right through a pair of stone gate posts and cattle grid.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council: 01626 361101

www.teignbridge.gov.uk

Council Tax: Band G

Guide Price: £1,650,000



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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