



## BULLEIGH BARTON MANOR

Ipplepen, South Devon





# AN IMPRESSIVE AND SPACIOUS PERIOD HOUSE

Overlooking extensive gardens and grounds, with views to the hills beyond.

## Summary of accommodation

**Ground Floor:** Hall | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room  
Utility room | Storeroom/gym | Two cloakrooms

**First Floor:** Principal bedroom/dressing room/bathroom suite | Secondary bedroom/bathroom suite  
Guest bedroom/shower room suite | Further bedroom and bathroom | Self contained one bedroom flat

**Outbuildings:** Triple garage and workshop with storage above | Log store  
Stable | Summerhouse | Pool house | Greenhouse

**Gardens and Grounds:** Large gardens with swimming pool and wildlife pond  
Range of pasture paddocks with copse

**In all about 4.42 acres**

**Distances:** Newton Abbot 4 miles, Torquay seafront 5 miles, Totnes 6 miles, Dartmouth 12 miles  
(All distances are approximate)

**Offers in excess of £1,250,000**







## SITUATION

Bulleigh Barton Manor is situated in the rolling South Devon countryside, between Totnes, Torbay and Newton Abbot, and is a short drive from the beautiful South Devon coast, with its many beaches and estuaries, Dartmoor National Park, renowned for its spectacular scenery, and the lovely countryside of the South Hams, with its scattered pretty villages and towns.

The nearest village, about 1.5 miles away, is Ipplepen, where there is a primary school, pub, post office, village store, medical centre, community hub, village hall and café as well as a large garden centre nearby. There is an 18 hole golf course at Dainton.

The seafront at Torquay is known as the 'English Riviera' and also within easy reach are the stunningly beautiful River Dart Estuary, with Dartmouth at its mouth, and the gorgeous River Teign Estuary to the north.

There are excellent opportunities locally for walking along the South West Coast Path and on Dartmoor, and for sailing and other watersports on the Dart and Teign Estuaries, from Torquay marina, and all along the coast.





There are private schools at Stover, near Newton Abbot, and Exeter, state secondary in Newton Abbot, there are also Grammar schools in the area, including Torquay Boys Grammar, Torquay Girls Grammar and Churston Ferrers Grammar School (mixed).

There is easy access to the A380 and A38 leading to Exeter and the M5 motorway and a train station at Newton Abbot with mainline connections to London (Paddington).

# THE PROPERTY

Bulleigh Barton Manor is situated in a sheltered valley with views across its gardens to the hills beyond. Now part of a small community, it is an impressive, spacious and historic period house, attached to its neighbour. The front section of the house has the appearance of 18th or 19th century origins, whilst the rear wing is of much earlier provenance.

The main rooms are well proportioned with high ceilings and have period character and style with such features as exposed beams and stonework, attractive fireplaces and decorative cornicing.

Either side of the entrance hall are the large drawing room with wide bay and French doors out to the gardens, fireplace and woodburner, and to the dining room with parquet floor, fireplace with woodburner, exposed beams and double doors opening to the sitting room with shuttered window.

To the rear is the spacious fitted kitchen/breakfast room and another hall gives access to the study, utility room with door to courtyard, cloakroom and storeroom/gym. The property has the advantage of superfast fibre broadband with speeds available up to 900 Mbps, making working from home a real possibility.

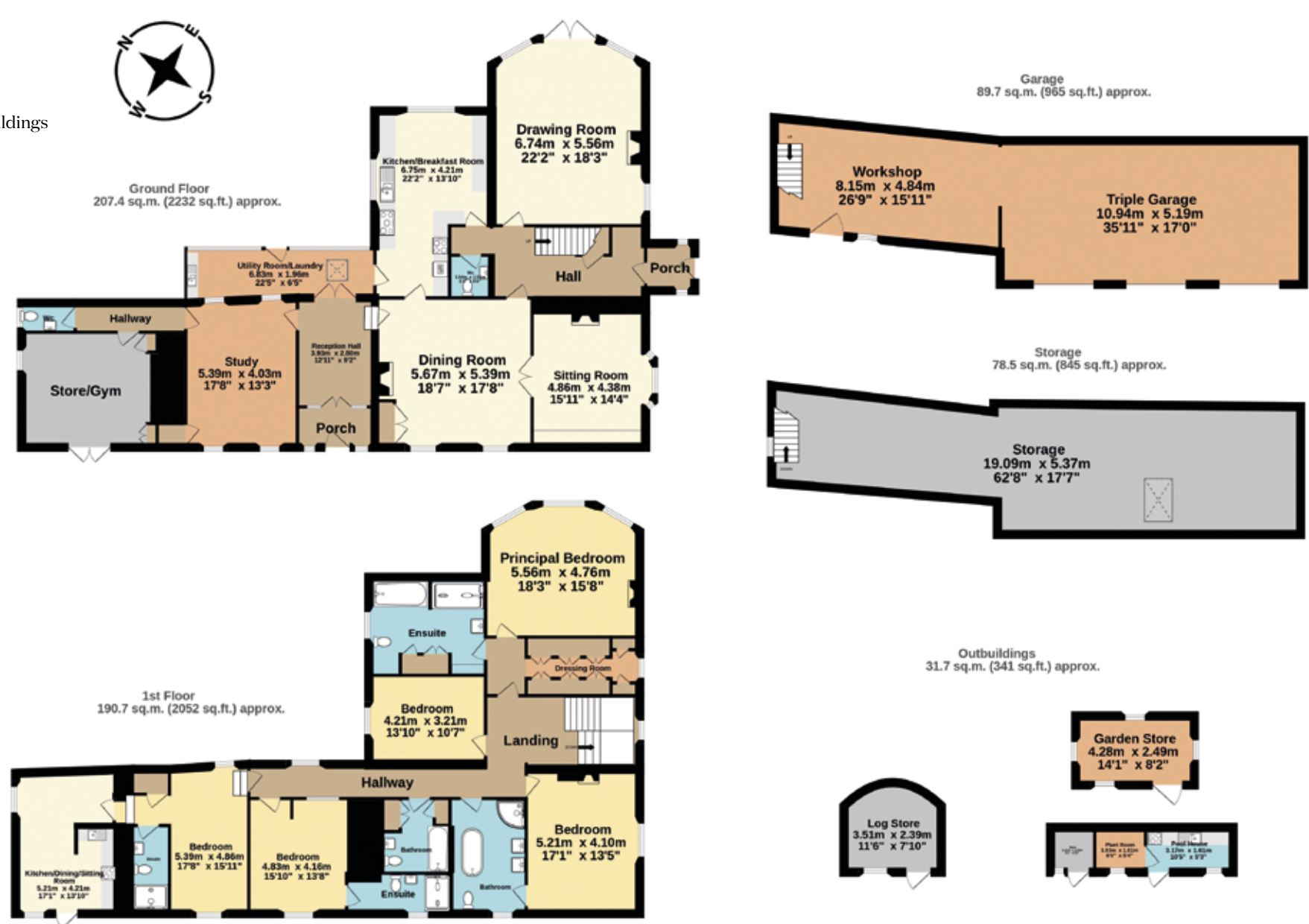
On the first floor, doors from the landing open to the large principal bedroom/dressing room/bathroom suite with bay window affording lovely views over the gardens and grounds to the hills beyond, the guest bedroom/bathroom suite and a further bedroom. A rear hallway leads to another bedroom/shower room suite and family bathroom, as well as to the self contained one bedroom flat.







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



Approximate Gross Internal Area  
597.9 sq.m. (6436 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





There is a separate stone outbuilding behind the house comprising the triple garage and workshop on the ground floor and stairs up to a fully boarded storage area.

The entrance drive leads to plenty of parking and turning space beside the house and the house overlooks the extensive gardens and grounds, including sweeping lawns with plant borders and ornamental shrubs and trees and a path leading to a delightful secret garden enclosed by high clipped hedging and incorporating the kidney shaped swimming pool and summerhouse.

Bulleigh Barton Manor has a three phase electricity supply which would support the installation of a superfast charger for an electric vehicle.

A separate area of gardens includes the wildlife pond encouraging an abundance of wild flora and fauna and with a greenhouse and store shed.

Adjoining the gardens are a range of well fenced pasture paddocks with copse.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local Authority:** Teignbridge District Council: 01626 361101

**Council Tax:** Band G

**EPC Rating:** D

**Directions (TQ12 5UA)**

From Totnes head on the A381 towards Ipplepen. Continue on this road and turn right once you reach Ipplepen, past South Devon Dairy, towards Gropers Lane. Continue on this road for a short while and take a right, towards Bulleigh Barton Manor down a private road. Bulleigh Barton Manor is the last property on the left-hand side.

**What3Words:** ///merely.trophy.covertly





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