



LEIGH BARTON

Churchstow, Nr Kingsbridge, South Devon



AN HISTORIC LISTED FORMER FORTIFIED FARMHOUSE

With a range of architecturally notable buildings, gatehouse, two separate cottages and landscaped gardens and grounds, in a quiet South Devon valley.

Summary of accommodation

Ground Floor: Cross passage hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Utility room | Wet room

First Floor:Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Three further bedrooms

The Ranges: Historic range of two storey buildings adjoining house with a number of chambers

The Gatehouse

Leigh Barn and Leigh Poundhouse: Two x two bedroom cottages

Garage and Courtyard | Formal and Landscaped gardens and grounds with medieval fishpond

In all about 2.99 acres

Distances: Kingsbridge 2 miles, Salcombe 7 miles, A38 8 miles, Totnes 12 miles, Plymouth 15 miles
(All distances are approximate)

Guide price: £1,650,000

SITUATION

Leigh Barton is situated in a quiet valley, within the South Devon Landscape Area, about 2 miles from Kingsbridge, in the heart of the rolling South Hams countryside and close to the Kingsbridge and Salcombe Estuary and the spectacular South Devon coast.

The nearest village is Churchstow, which has a 14th century church, The Church House Inn and village shop. Nearby Kingsbridge was originally a market town and had an active coastal shipping trade and ship building industry historically. This popular town, beside the stunning estuary, now has an eclectic selection of independent shops, good cafés, pubs and restaurants, supermarkets, medical centre, cinema, primary and secondary education and leisure centre with swimming pool. There is an active local community with farmers’ market and a food and music festival.

The South Hams area of South Devon is renowned for it’s gorgeous rolling countryside scattered with pretty towns and villages and it’s stunning coastline with many beaches, coves, estuaries and rocky cliffs.

There are fabulous walks along the South West Coast Path and excellent opportunities for sailing and other water sports in the Kingsbridge Estuary and, famously, from nearby Salcombe, with it’s sheltered harbour, at the mouth of the estuary. The popular surfing beach at Bantham is about 4 miles away. There are golf courses at Bigbury and Thurlestone.

To the north is access on to the A38 leading west to Plymouth, from where there are ferries to France and Spain, or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. At Totnes there is a station with mainline connections to London (Paddington).



HISTORY

Leigh Barton is believed to date back to 1120 and to have been a Buckfast Abbey property until the dissolution of the monasteries. It’s location and size suggest it may have served in medieval times to house pilgrims journeying from Buckfast to Santiago de Compostela in Northern Spain.

According to Historic England, it is known to have been held from at least the 13th century by tenants of Buckfast Abbey, who took their name from Leigh and it remained in the hands of the Leigh family through the 15th and 16th centuries.

By the mid 18th century it was a tenant farm and lapsed into obscurity until the late 20th century , when it was rescued by English Heritage. There followed a 10 year restoration of the entire complex, including the original house, 15th century ecclesiastical buildings, 15th century gatehouse and pair of 18th century cottages.

In recent years an area of the gardens has been restored and developed based on monastic principles of design.





THE PROPERTY

Leigh Barton is situated within a quiet, sheltered valley, away from main roads and, as well as being a delightful and comfortable family home, is a rare and important example of a medieval fortified farmhouse with associated buildings. The house is Listed as being of architectural or historical interest, Grade I, and the listing document states that it ‘contains a number of significant architectural features illustrating the development of a typical Devonshire farmhouse’ and also that the Ranges are an ‘unusual adjunct....much important architectural information survives’.

The spacious and characterful family accommodation contains an abundance of notable period features including stone mullioned windows, exposed beams, flagstone floors and attractive fireplaces. It is beautifully presented, cleverly blending it’s unique period character and charm with high quality fixtures and fittings providing all the comforts of modern living.



The house forms a U plan around a courtyard and the open porch leads into the cross passage hall, to one side of which is the farmhouse kitchen/ breakfast room with AGA and door to the utility room. On the other side of the hall a door leads through to the large drawing room with flagstone floor, exposed beams and stone fireplace with wood burner, dining room, study and wet room.

The first floor also features much period character with exposed beams and attractive fireplaces. A spiral staircase from the drawing room rises to the principal bedroom/bathroom suite and further bedroom, whilst stairs from the hall rise to another bedroom/dressing room, guest bedroom/ shower room suite and fifth bedroom.

Adjoining the house are ‘The Ranges’, a substantial range of historic two storey buildings accessed from the first floor of the house or outside steps, via a galleried walkway, and providing a number of separate chambers/ rooms with possibilities for a variety of uses.



The Cottages



The Cottages



The Cottages



The Cottages



The Cottages



The Cottages

Dating from the 15th century is the gatehouse, built to provide an imposing entrance to the farmstead via the archway and with ‘curtain walls’ to either side.

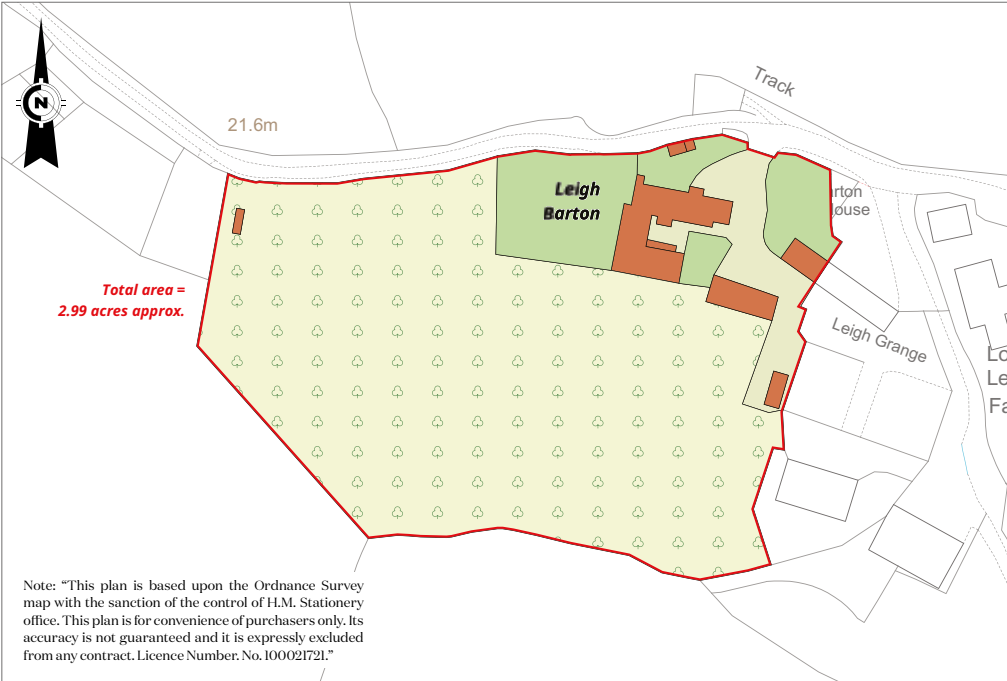
Within the grounds are two grade II listed cottages, sympathetically restored and each providing self contained two bedroom accommodation.

Electric gates provide access and there is plenty of parking space for the house and cottages.

A particular feature of Leigh Barton is the beautiful landscaped gardens and grounds, the formal gardens having an area following medieval monastic principles of design, and grounds planted with many specimen trees, shrubs and plants, as well as a stream and medieval fishpond supporting water loving plants and wildlife. Mown paths meander through the grounds via seating areas and there are level lawns beside the house and Ranges, as well as a greenhouse.







PROPERTY INFORMATION

Tenure: Freehold

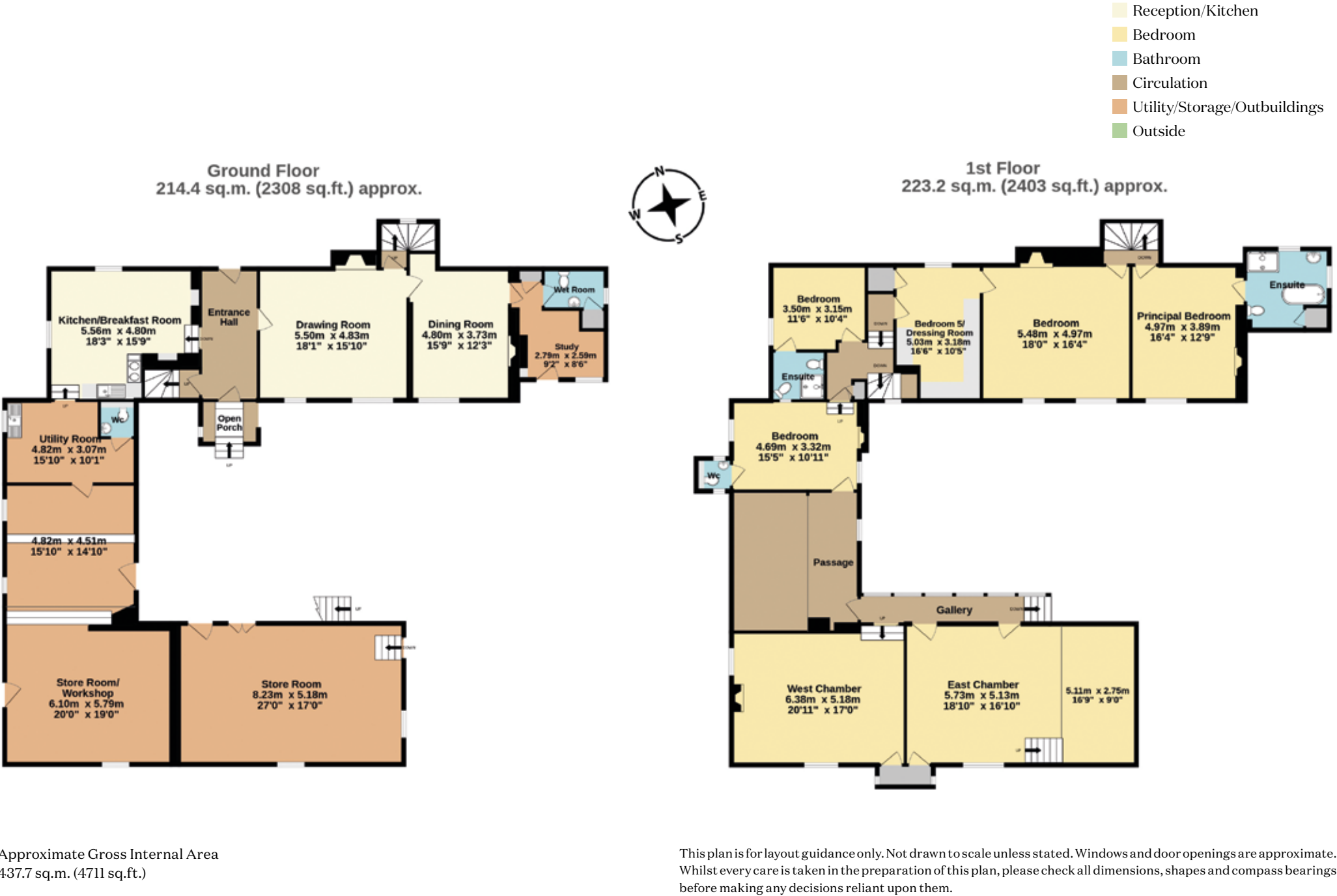
Services: Oil fired central heating, private drainage, mains water and electric.

Local Authority: South Hams District Council: 01803 861234

Council Tax: B

EPC Rating: F

Directions: What three words ///situated.straws.harmlessly
From Churchstow head towards Totnes past Tri Ocean Surf. Take first exit at Palegate roundabout in the direction of Totnes. Thereafter take the first left, signposed 'Leigh'.



I would be delighted
to tell you more.

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