



N O R T O N B A R T O N M A N O R





Norton Barton Manor

Broadwoodwidge, Lifton, Devon PL16 0JT

A30 3 miles • Launceston/Holworthy 10 miles • Okehampton/Tavistock 15 miles

An attractive and private former manor farm with large period Grade II Listed house, 2 bed cottage annex, range of holiday cottages with further potential and land extending to over 10 acres.



- 6 Bed period farmhouse
- 2 Bed cottage annex
- 3 Holiday cottages
- Further large part converted barn
 - Just over 10 acres in all
 - Versatile outbuildings
- Excellent access, A30 3 miles
 - Freehold



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Introduction

A highly attractive home and lifestyle business in a charming and accessible country location with no near neighbours and far-reaching views with excellent scope for further development.

The grade 2 listed farmhouse has flexible, well laid out accommodation, with an adjoining two bedroom refurbished cottage annexe providing the perfect multi-generational family living opportunity. Meanwhile, a courtyard of barns provides high quality and successful holiday letting cottages, with a fourth part converted with clear potential. The remaining property offers 10 acres of land and gardens with excellent workable gently sloping pasture, with modern and traditional outbuildings.

With its combination of space, distance from neighbours, land, income, dual family occupation and great road connections, this is a rare versatile home with income and quality lifestyle opportunities.

Situation

Situated amongst open countryside, the property benefits from a quiet position with no near neighbours. However, Norton Barton Manor is ideally placed for access with the A30 dual carriageway just 3 miles away. The hamlet of Broadwoodwidge is 2 miles, while the local towns of Launceston and Holsworthy, both approximately 10 miles, provide a wide range of services and amenities including schooling, range of shops, banks and supermarkets, including Waitrose in Holsworthy.

Locally, a particular attraction is the Roadford Lake, just 3 miles away and is reputed to be the largest area of freshwater in South West England and supporting a wide range of associated activities including sailing, kayaking, walking and cycling.

A train station at Okehampton is 15 miles, providing access to Exeter and the national mainline routes including London Paddington.

The Farmhouse

The fine period Grade II Listed house, well presented with spacious rooms and abundant character features. The house exhibits the classic layout of two reception rooms either side of a central hall, with a study and fitted kitchen/breakfast room including Aga beyond. From here the ground floor is completed with a shower room, boiler room and boot room. From the boot room a second staircase leads to two bedrooms and a WC providing further opportunities for separate accommodation, if required.

On the first floor, from the main staircase, there are six bedrooms, one ensuite and a family bathroom.



Annex Bathroom



Hare Barn



Hare Barn

Cottage Annexe

Adjoining the rear of the house is a two-storey cottage which has been recently refurbished and now provides smart, comfortable, accommodation. In brief, this comprises a central hall and shower room with WC, fitted kitchen/dining room and sitting room on the ground floor. On the first floor are two bedrooms and a bathroom.

The Holiday Cottages

The three modern holiday cottages are beautifully presented. They comprise:

Hare Cottage 5 Bedrooms, 4 bathrooms

The Cow Shed 2 Bedrooms, 2 bathrooms

Cosy Cottage 1 Bedroom, 1 bathroom

The cottages all provide varied accommodation with a luxury feel. All three have private garden space and ample guest parking. The whole are arranged around a traditional courtyard of period stone buildings barns with the original roundhouse now a popular games room. Added to this is the Threshing Barn, previously part converted with consent for holiday use. Potential here could be for another substantial letting cottage or potential splitting into two units or seeking consent for use as residential, subject to the necessary consents.

The Business

Trading as Reverie Holiday Barns, bookings are taken via the recently updated website, www.reverieholidaybarns.co.uk where further information and photos can be found. The remainder of marketing is undertaken via a booking agent, as well as social media platforms including Instagram and Facebook.

Potential exists to expand with the Threshing Barn, as well as opportunities for group bookings and events. In particular, the country setting and land provide potential for glamping, if desired, subject to the necessary consents.

Gardens, Outbuildings and Land

Large attractive and level gardens run to the southerly front aspect of the house. A paved patio provides excellent seating and entertaining space. Two drives give the farmhouse access, with a separate drive for the cottages and outbuildings. The large gravelled guest parking area gives access to a traditional single storey barn providing carport and workshop space with storage. Beyond this a modern agricultural building providing a versatile space for over-wintering livestock or fodder/machinery storage or potential dividing into stabling.

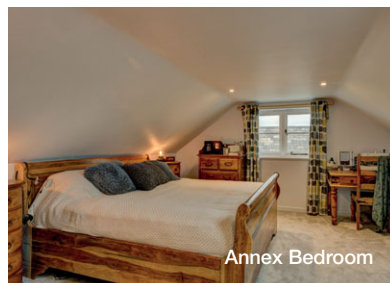
The remaining land is arranged to the side and rear of the site forming two permanent pasture paddocks.



The Cow Shed



Annex Sitting Room



Annex Bedroom



Services

Mains electric. Private water and drainage.
 Heating – Main house and annex – Oil-fired central heating.
 Cottages – LPG central heating.

Fixtures and Fittings

Only those mentioned in the sales particulars are included with the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the holiday cottages will be included.

Local Authority

Torrige District Council
www.torrige.gov.uk

Outgoings

Farmhouse - Council Tax Band E
 Annex - Council Tax Band A
 Holiday Cottages – Rateable Value £7,100.

Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries.

Directions

Travelling west on the A30 exit at the junction for Broadwoodwidge/ Bratton Clovelly. Turn right at the T junction to Broadwoodwidge. Follow the road over the A30 and beyond and while rising up a small



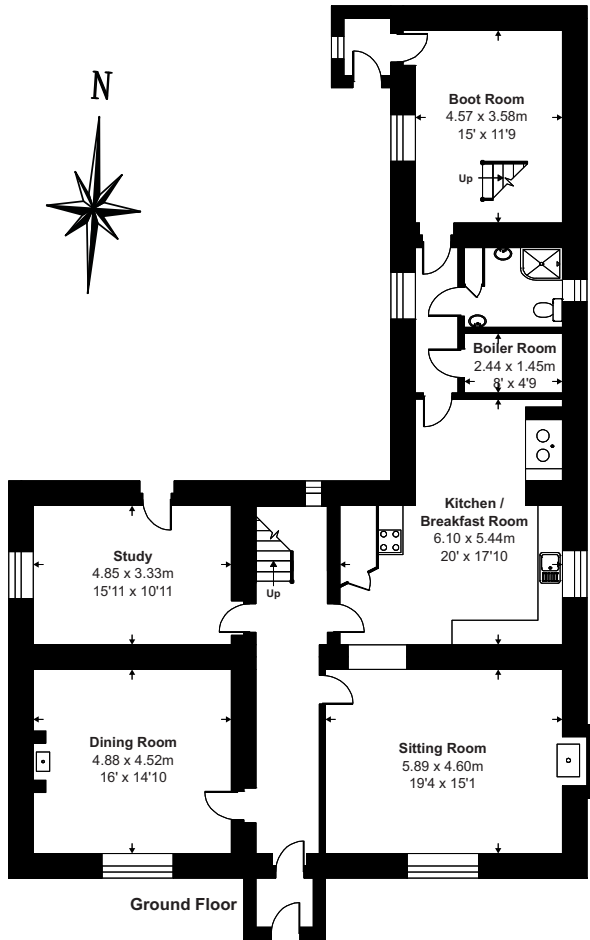
hill turn left signposted for wolf valley business park. Continue on the road to the village. Pass the crossroads, proceeding straight through the village, after which take the next left (unsignposted), continue for approximately 2 miles and the property can be found on the right.

Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

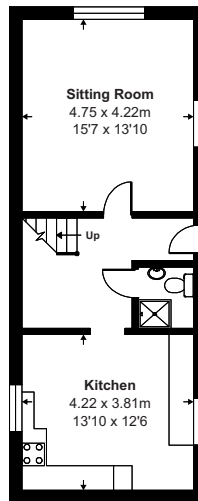
These particulars are a guide only and should not be relied upon for any purpose.



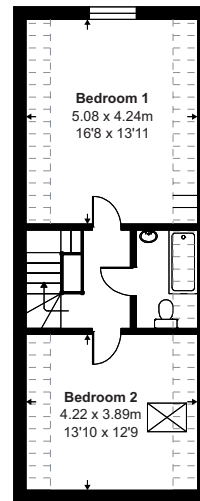
Ground Floor

Denotes restricted head height

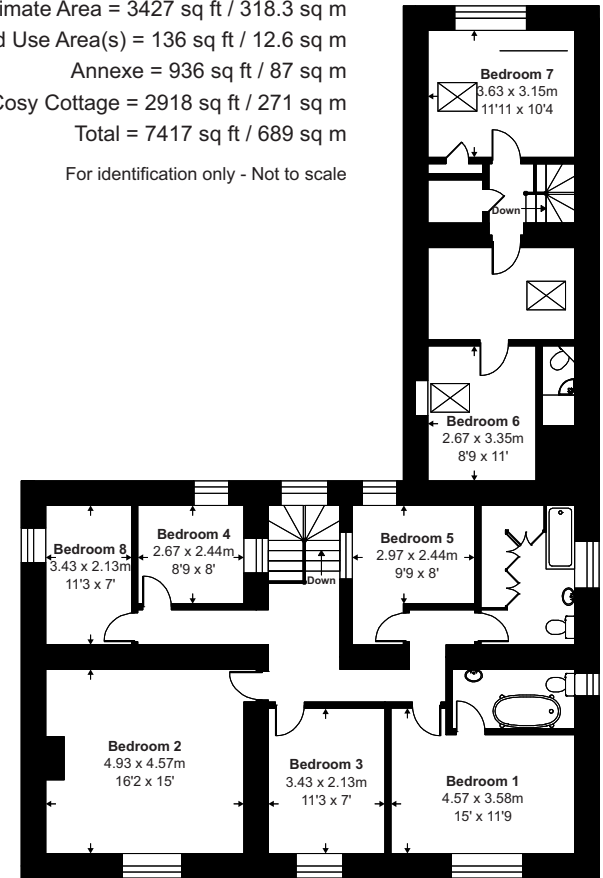
Approximate Area = 3427 sq ft / 318.3 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Annexe = 936 sq ft / 87 sq m
Hare Barn/Cow Shed & Cosy Cottage = 2918 sq ft / 271 sq m
Total = 7417 sq ft / 689 sq m
For identification only - Not to scale



Annexe Ground Floor



Annexe First Floor



First Floor



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