



Swanmoor House, Studio & Land







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Harracott, Barnstaple, Devon, EX31 3LG

Newton Tracey 2.6 Miles. Bishops Tawton 3.5 Miles. UMBERLEIGH 4.4 Miles. Barnstaple 6 Miles. (all distances are approximate)

An elegant and well-presented Victorian country house together with separate studio, set in 6.62 acres and commanding stunning views over the Taw Valley.

- Hall, 3 Reception Rooms
- Utility Room, Cloakroom
- Study/Bedroom 4, Bathroom 4
- Detached studio
- Freehold
- Kitchen/Breakfast Room,
- 3 En Suite First Floor Bedrooms
- 2 Further Bedrooms/Receptions
- 6.62 Acres garden/pasture. Parking
- Council Tax Band F

Guide Price £1,195,000

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SUMMARY OF ACCOMODATION

Portico Porch, Entrance Hall, Drawing Room, Sitting/TV Room, Dining Room, Kitchen/Breakfast Room, Rear Hall, Laundry Room, Inner Hall, Cloakroom, First Floor Landing, 3 Bedrooms (all En-suite). Bedroom 4/Study, Second Floor Landing, two further Bedrooms or Reception rooms, Bathroom, store room (alternatively potential independent accommodation). Detached studio building which could be potential relative accommodation, subject to any necessary planning permission. New detached double garage and store to be provided as part of the sale. Planning consent obtained. Ample additional parking. Park like gardens, grounds, orchard, pasture land and sand school, in all around 6.62 acres.

SITUATION & AMENITIES

Swanmoor House enjoys a timeless and tranquil rural situation, off a quiet little used country lane and from its elevated position commands superb 180-degree southerly panoramic views over a wide expanse of the Taw Valley below. We understand that the sunsets can also be quiet spectacular. The house is currently the major component within a small private country estate which forms a hamlet in its own right. It is one of the original farm grouping of buildings; the majority of which are now converted into separate residential dwellings, for example nearest to the house is a very attractive detached period barn and pair of period cottages. Harracott is a wide spread hamlet about 2.6 miles from Newton Tracey, 3.5 miles from Bishops Tawton, 4.4 miles from Umberleigh where there is a mainline station on the Barnstaple – Exeter line. 6 miles from Barnstaple, which as the regional centre houses the area's main business, commercial, leisure and shopping facilities as well as live theatre and district hospital. At Barnstaple there is access to the North Devon link road which leads on, in about 45 minutes or so, to junction 27 of the M5 motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. North Devon's famous beaches at Croyme, Puttsborough, Saunton (also with Championship golf course) Woolacombe and more locally, Instow and Westward Ho!, are all about half an hour by car, as is Exmoor National Park and the Cornish border. The area offers a choice of state and private school including the renowned West Buckland private school with local pick up points. The nearest International airports are at Bristol and Exeter. Exeter is around an hour and a half by car.

DIRECTIONS

Leaving Barnstaple on the A377 Exeter road, pass through Bishops Tawton, cross over the new bridge. Ignore the turning to Lake but take the next turning immediately ahead of you sign posted Hareple and Newton Tracey. Follow this lane for around half a mile and then turn left signed Harracott. Follow this lane to the end and turn right, at the centre of the village bear left signed to Ensis and Yarnscombe. At the next crossroads junction, cross straight over, keeping the village hall to your left. Continue for around half a mile and the entrance to Swanmoor will be seen on the left-hand side. Follow the private driveway and bear right to the house.

SERVICES

Oil fired central heating to the main house, electric underfloor heating to the studio. Mains electricity, water and Klargestep septic tank drainage. Ultrafast Full Fibre Broadband, Fibre to the Premise [FTTP] A 7kw car charger point is in place.

SPECIAL NOTE

Prospective buyers have the option to purchase additional adjoining land or other components on the estate, which include a pair of 2 bedroom semi detached residential character cottages [which could potentially convert into a 4 bedroom detached house] a detached period barn conversion, a Dutch barn with lapsed consent for conversion into a residential dwelling [we are advised that the consent is likely to be obtained again] A total of 50 acres is available [this includes all acreages already quoted]

DESCRIPTION

This imposing, detached late Victorian country house presents painted rendered elevations with double glazed windows beneath a slate roof. The front elevation is relieved with ornate painted cast iron Juliet balconies to the front first-floor bedrooms. The accommodation has been sympathetically and tastefully modernised and now skilfully combines contemporary refinements with original period features. The interior exudes flair, quality and style and is presented to a very high standard. All principal rooms enjoy the fabulous southerly views, there are generous ceiling heights and the amount of natural light is particularly striking. The layout can be versatile and provide 6 bedrooms or alternatively 3 bedrooms, study and potential independent accommodation on the top floor, if required. Externally there is a detached single-storey studio building ideal as occasional overspill accommodation, office, for leisure or, with suitable planning permission, offers potential as relative accommodation. The house is set in well-tended park like gardens and grounds, and for those interested in equestrian pursuits there is a sand school [requiring renovation] and level field, in all amounting to approximately 6.62 acres, with ample scope to ride out onto the maze of lanes which run nearby.

Special note – within the sale price quoted the vendor proposes to erect a new detached double garage with adjoining store to be sited between the house and the studio. Planning permission has been obtained for this under North Devon Council planning reference 77686.

This is a rare opportunity to acquire a first-class country house in a wonderful rural but accessible location and the agents have no hesitation in recommending an early inspection.





GROUND FLOOR

PILLARED PORTICO PORCH with half glazed front door. ENTRANCE HALL cupboard under stairs. Inner hall range of cloaks and store cupboards, engineered oak flooring. CLOAKROOM with contemporary curved slate wash hand basin and adjoining work surfaces, mirrored splash back, low level WC. DRAWING ROOM A fine double aspect room featuring three pairs of double-glazed French doors, all with shutters, which flood the room with light and give access to the garden and allow one to enjoy the delightful views. open fireplace with impressive stone surround, fitted Woodwarm wood burner. Engineered oak flooring. SITTING/TV ROOM similar French doors and shutters to the front, once again allowing the views to be enjoyed. Two shelved display alcoves. DINING ROOM with double aspect, engineered oak flooring. KITCHEN/BREAKFAST ROOM Double aspect with sliding glazed doors to garden and to enjoy the fine views beyond. The excellent range of bespoke units follow a grey and sage theme. There are extensive work surfaces in granite which surround a single bowl sink unit, ample base and wall cupboards as well as integrated dishwasher, induction hob, slide and glide oven, steam oven, larder fridge and large warming drawer. Appliances are by NEFF. Extensive larder and crockery cupboards. A cream four oven electric AGA (for cooking only) with hot plate is set within a large feature fireplace with over mantle and inset antique effect distressed mirror. Taking centre stage is an island/breakfast bar topped by Silestone quartz, beneath this are further drawers, cupboards, a combi microwave, freezer and fridge, all integrated into the island. There is mood lighting strategically fitted beneath the fireplace to highlight the AGA and at skirting level. The flooring is in dark engineered oak with underfloor heating. Open arch to rear lobby with built in storage cupboard and door to outside. LAUNDRY ROOM Work surface with space and plumbing for washing machine and tumble dryer. Worcester oil fired boiler for C.H., and domestic hot water, separate hot water cylinder. Additional shelving. AN ORIGINAL PAINTED STAIRCASE rises to

FIRST FLOOR

GALLERIED LANDING/SITTING AREA with French doors to enjoy the wonderful views, engineered oak flooring, linen cupboard. BEDROOM 1 a double aspect room with French doors to ornate Juliet balcony, fine views. Ornamental period fireplace. Two double and single built in wardrobes, engineered oak flooring. EN-SUITE/SHOWER ROOM an opulent room featuring acrylic tub bath with telephone style mixer tap/shower attachment all on raised travertine tiled platform. His and her wash hand basins with cupboards under, large wall mirror above. Low level WC, double walk in shower with travertine tiled base and surround, glass screen. Plank wood effect tiled flooring. BEDROOM 2 once again, a double aspect room with similar French doors and ornate Juliet balcony to bedroom one. Ornamental period fireplace, double built in wardrobes. EN-SUITE BATHROOM panelled bath, telephone style mixer tap/shower attachment, travertine tiled surround, shower above. Pedestal wash basin, low level WC, large wall mirror, heated towel rail/radiator. Glazed fronted medicine cabinet. BEDROOM 3 double aspect, two built in double wardrobes. BATHROOM with travertine tiled panelled bath. Telephone style mixer tap/shower attachment as well as over head shower. Travertine surround, low level WC, wash hand basin with vanity cupboard under. Wall mirror, plank wood effect tiled flooring. Heated towel rail/radiator. Travertine tiled walls. STUDY/BEDROOM 4 double aspect, four built in shelved bookcases with cupboards beneath each, oak flooring.

SECOND FLOOR

LANDING engineered oak flooring, bookcase. BEDROOM 5 double aspect, storage under eaves. BEDROOM 6/RECEPTION ROOM/OFFICE ROOM double aspect with roof light. Built in double wardrobe, shelved recess. STORE ROOM built in wardrobes. BATHROOM double aspect with panelled bath, telephone style mixer tap/shower attachment, overhead shower. Travertine tiled surround, pedestal wash basin, mirror, low level WC, heated towel rail/radiator. Built in wardrobe.

DETACHED STUDIO

This presents elevations of stone and painted render beneath a coated corrugated steel roof. This is approached through a pair of double-glazed doors/picture window to enjoy the views. SITTING AREA with vaulted ceiling, wood effect flooring and storage units. There is a utility cupboard with plumbing for washing machine. OCCASIONAL BEDROOM fitted wardrobes to two walls, one mirror fronted. Wood effect flooring. SHOWER ROOM with shower cubicle, slate effect aqua board surround. Wash hand basin with drawers under, low level WC, illuminated mirror fronted medicine cabinet. Extractor fan, heated towel rail/radiator.

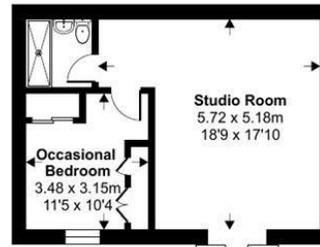
GARDEN & GROUNDS

The property is approached from the lane over a private drive, initially retained by the vendors, but with right of way over. A private spur driveway eventually leads to the property itself and provides ample parking and turning. Immediately in front of the house is a sweeping lawn giving an infinity view effect into the valley below. To the left, there is an area of formal garden, mainly laid to lawn. Mature hedging provides privacy, screening and shelter. There are well stocked flower borders. Adjacent to the house itself is a gravelled terrace and step down to a lower terrace where there is a further sheltered lawn, borders stocked with specimen trees and shrubs. Outside Belfast sink and welly/dog bathing secondary Belfast sink. Lean to storage cupboards, a quaint rustic potting shed, side pathway around to a slate terrace and steps. Stone wall and return pathway to the front. On the opposite side of the access drive is a most attractive area of orchard with mature and younger fruit trees which is mowed as lawn and bounded by mature hedging. Beyond this, and with separate access, is the level pasture field within which is a post and rail enclosed sand school with ample space for the erection of stabling, subject to any necessary planning permission. The gardens and grounds complement the property and are well tended. Special note- the vendors intend to erect a new boundary fence between what is to be sold and what is to be retained and are prepared to contract to have this in place at the earliest opportunity following completion, subject to the availability of materials and contractors.

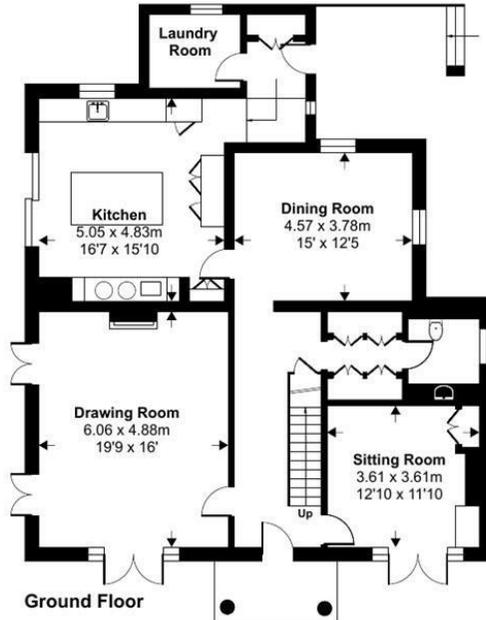
Approximate Area = 3664 sq ft / 340.3 sq m
 Limited Use Area(s) = 336 sq ft / 31.2 sq m
 Studio = 439 sq ft / 40.7 sq m
 Total = 4439 sq ft / 412.2 sq m
 For identification only - Not to scale



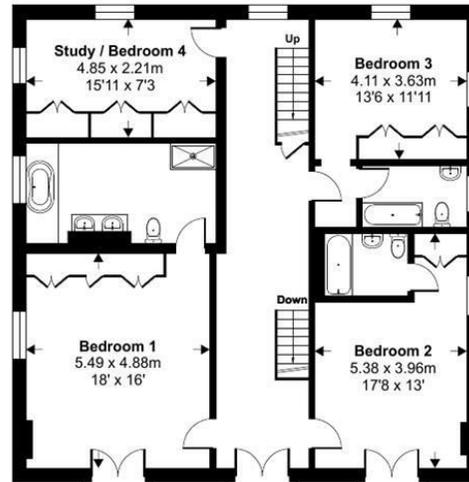
Denotes restricted head height



Studio



Ground Floor



First Floor



Potential Independent Accommodation / Second Floor

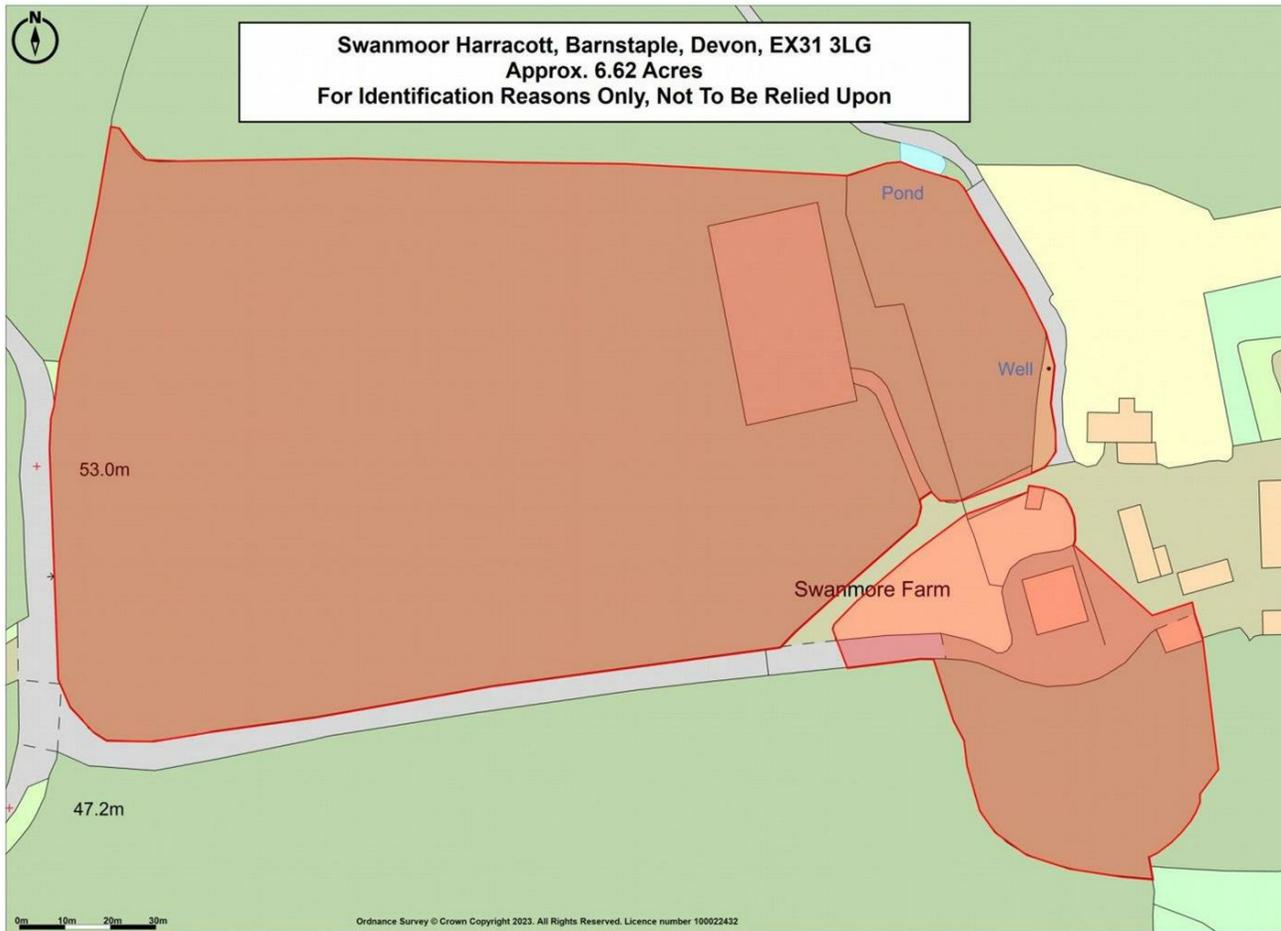


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 957802



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 LANDMARK INFORMATION

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