



The Old Manor & Old Manor Cottage







The Cottage



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Landkey, Barnstaple, Devon, EX32 0JL

Village amenities and open countryside/walks, close by. Barnstaple & the North Devon Link Road within 10 minutes. The Coast and Exmoor within 30 minutes.

A beautiful & historic Grade II * Listed period manor house, together with detached cottage, set in secluded, 'oasis' gardens on the edge of a favoured village enjoying fine views to Codden Hill.

- Hall, 4 Reception Rooms
- Potential ground floor annexe
- 2 Bedroom Detached Holiday Cottage
- Delightful 3/4 acre gardens bounded by stream.
- Council Tax Band G & Business Rates
- Kitchen, Utility Room
- 5 Bedrooms, Dressing Room, 2 Baths
- Triple Garage, Extensive Parking
- Lovely views. Internal inspection essential.
- Freehold

Guide Price £1,500,000

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SITUATION & AMENITIES

The Old Manor and Old Manor Cottage are situated in a conservation area, on the edge of the popular Devonshire village of Landkey, generally regarded as one of the most sought after locations in which to live, as the village retains many of its facilities. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, Willows Tea Room and parish church. The village also benefits from having a Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking. The Tarka Trail is also within a few minutes walk from the property.

The nearby village of Swimbridge offers further amenities including pub, which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and the popular private West Buckland school. Barnstaple, North Devon's regional centre, is about 2 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, in about 45 minutes, where there is also a main line railway station on the London Paddington [just over 2 hours] line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few. The nearest International airports are at Bristol and Exeter. The nearest golf course is at Portmore, on the outskirts of Barnstaple, about 5 minutes by car. There are delightful south facing views towards Codden Hill.

DESCRIPTION

This beautiful, historic, former manor house has origins in the 15th Century with a series of extensions over subsequent eras. The main core presents painted, rendered elevations, beneath a thatched roof. We understand that the thatch was replaced in 2012 and the ridge around 18 months ago. The majority of extensions have slate roofs. Internally the property has been tastefully modernised, where quality 21st century refinements, sit well with original period features, the most notable of these include a slate sundial and 'bee bowls', which form part of the south facing front elevation, exposed beams and inglenook fireplaces, and of particular note, and evidence that the property was once an important 'Hall House', is an impressive 'waggon roof', often referred to as a 'barrel vault' ceiling, over one of the bedrooms but originally open to the ground floor. The importance of the origins of the property is further underlined by the fact that the manor has its own private gate leading into the grounds of the adjoining church. The 'oasis' grounds are arranged as a series of well tended 'rooms', partly walled, partly bounded by a stream and amount to around ¾ of an acre. Well detached from the main house and with its own designated secluded garden, is a two bedroom detached holiday cottage, which currently produces a healthy income. There is also a triple garage, thatched outbuilding and extensive parking. The property is Grade II* listed as being of architectural and historical interest. We believe that in England and Wales, only 5.5% of listed properties are Grade II*. Accordingly, The Old Manor represents a fairly rare commodity. The main house, cottage and grounds are all very well maintained and beautifully presented and an internal inspection is strongly recommended.

The accommodation in the main house is very versatile and offers scope to provide ground or ground and first floor annexe for a dependant relative.

GROUND FLOOR

Front door to ENTRANCE HALL with glazed panels inset, New York stone effect tiled flooring. DINING ROOM fireplace with fitted gas fired 'wood burner'. REAR HALL secondary staircase to first floor, half glazed door to rear garden, internal window to LOBBY with coat hooks, built in shelved cupboard, also housing secondary wall mounted gas fired boiler. The rear hall then gives access to what could easily be a self-contained annexe, which comprises, dual aspect SITTING ROOM, one of the windows is low to enjoy the aspect over the rear garden, fireplace with gas fired 'wood burner', painted over mantle, exposed beam, cupboard housing sink and adjoining work surface (potential kitchenette for the annexe or ideal for preparing drinks etc). BEDROOM 5 range of built in wardrobe cupboards, exposed beam. Off the rear hall is also a GROUND FLOOR BATHROOM with painted wood panelled bath, shower above and shower screen, pedestal wash basin, strip light/shaver point, low level WC, ladder style heated towel rail/radiator, dimplex wall heater, slate tiled flooring. STUDY with shelved alcove, built in storage cupboards, walk in cupboard housing electric meters and wine racks, slate tiled flooring. FAMILY ROOM featuring inglenook fireplace with fireback, once again a low window allows views over the garden and towards Codden Hill in the distance, plantation shutters, space for wall mounted television with range of cupboards and storage units surrounding and beneath, exposed beam, stained engineered oak flooring, open arch and step up to KITCHEN/BREAKFAST ROOM fitted with an excellent range of bespoke painted wooden units, topped by marble effect quartz work surfaces as well as an oak work surface and incorporating double Belfast sink, extensive range of wall cupboards, one incorporating a plate rack, integrated dishwasher, cream fronted electric range with gas hob, recessed within a fireplace and with tiles inset, glass fronted display cabinet, fitted window seat within the bay, plantation shutters, similar flooring to the entrance hall, room for breakfast table, AEG microwave, AEG electric oven, integrated fridge freezer, exposed beam. UTILITY ROOM with matching floor to the kitchen, Belfast sink, cupboards above and below, plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, half glazed door to garden. CLOAKROOM low level WC, corner wash basin.





FIRST FLOOR

LANDING. BEDROOM 1 window to front, fine views, range of built in wardrobes and storage cupboards. EN-SUITE CLOAKROOM with low level WC and wash hand basin, extractor fan. Special note; we understand that planning permission has existed in the past to build an extension to the rear of the property, which could incorporate a larger en-suite. DRESSING ROOM/NURSERY BEDROOM vaulted beam ceiling, built in storage cupboard, exposed floorboards, evidence of original roof structure. BEDROOM 2 this is the bedroom with the barrelled ceiling, featuring ornate carved beams, pair of built in storage cupboards with plank wood doors, fine views. BEDROOM 3 double aspect, one window barred, vaulted ceiling, ornate ceiling rose, ornamental fireplace. SHOWER ROOM with shower tray, tiled surround, low level WC, wash hand basin, vanity cupboard, wall mirror, strip light/shaver point, tiled flooring, ladder style heated towel rail/radiator. Approached from the secondary staircase and therefore could form part of the self-contained wing/annexe, is BEDROOM 4 with adjacent BATH/SHOWER ROOM ball and claw footed acrylic tub bath, tiled shower cubicle, wash hand basin, vanity cupboard, wall mirror, strip light/shaver point, dimplex wall heater, low level WC, tiled flooring, ladder style heated towel rail/radiator, built in linen cupboard.

OLD MANOR COTTAGE

In the grounds to the rear of The Old Manor is this charming detached natural stone faced holiday cottage, with double glazed windows and tiled roof, presented to a very high standard. The property is entered through double glazed French doors with side screens leading to OPEN PLAN LOUNGE/DINING ROOM/KITCHEN in distinct 'zones'. The kitchen incorporated single drainer stainless steel sink unit, adjoining work surfaces, Bosch dishwasher, Arrow electric oven, ceramic hob, extractor fan, wall cupboards, further work surfaces, fridge, built in shelved meter/broom cupboard. INNER LOBBY cupboard housing Gloworm gas fired boiler for independent central heating and hot water. BEDROOM 1. BEDROOM 2. BATHROOM with wood panelled bath, Mira shower unit and screen, wash hand basin, vanity cupboard, mirror above, strip light/shaver point, low level WC, ladder style heated towel rail/radiator, wood effect flooring, extractor fan. The majority of the contents of the cottage are available by separate negotiation if required. The cottage also has scope to be extended to the right of it (subject to planning permission). There is a designated private secluded garden which is fence enclosed and features well-tended lawns, interspersed with mature specimen trees and shrubs, including Apple and Magnolia.

If you would like to look at the current bookings for the cottage to get a feel for its popularity, please check the Travel Chapter website searching for 'Old Manor Cottage, Landkey'.

OUTSIDE

From the village lane, The Old Manor is approached over its own gravelled driveway, where there is parking initially to the front of the house. The driveway then passes to the left hand side and onto the rear, where there is a TRIPLE TIMBER GARAGE, currently arranged as double garage and workshop with power and light connected and external electric car charging point. There is a SEPARATE UTILITY ROOM plumbing for washing machine and further appliances, as well as space for freezer, overhead clothes aier and fitted cupboards, drawers and work surfaces. Between the cottage and the garaging is a generous CAR PARKING AREA and from this a five bar gate leads to a SHRUBBERY with stream leading onto and feeding the most attractive POND, adjacent chicken coop and run. Behind the garage is a PRODCUTIVE KITCHEN GARDEN with raised beds and soft fruit cage, as well as GREENHOUSE, GARDEN SHED and variety of fruit trees. Below this a CHILDRENS PLAY AREA with bark chipping base for safety and including swings, climbing frame and slide. Adjacent is a LOG STORE. The GARDEN immediately to the rear of the property is laid to lawn, bounded by mature hedging. Returning to the front of the house there is a SOUTH FACING TERRACE, ideal for Alfresco dining, a Rose and Lavender bed, sweeping lawns, well stocked beds and borders, displaying masses of specimen plants, shrubs and trees, including Acer, Magnolia, Azalea etc. Trained over the front elevation of the house is a mature Wisteria. The stone bench overlooking the front garden is included in the sale. There is a water tap adjacent to the drive. A pretty, DETACHED THATCHED OUTBUILDING incorporates TOOL STORE/WORKSHOP/POTENTIAL STUDIO, KITCHENETTE and GARDENERS WC. The garden is totally secluded, tranquil and the views are superb.

SERVICES

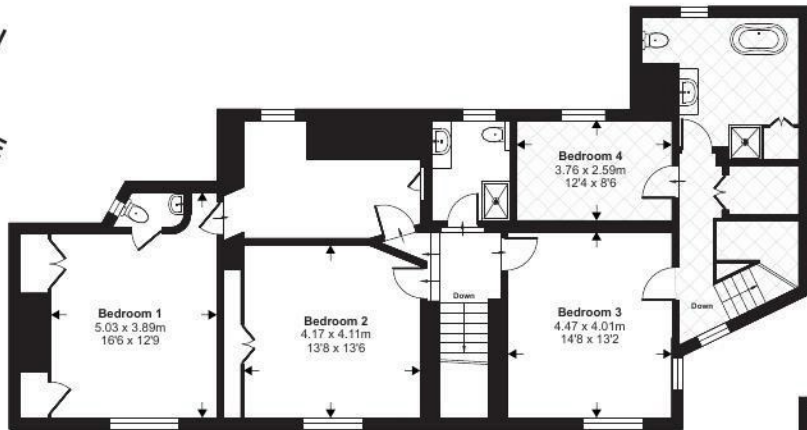
All main services. Two gas fired boilers supply heating and hot water for the main house and separate gas boiler for the cottage. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website checker.ofcom.gov.uk

DIRECTIONS

From Barnstaple head east on the North Devon Link Road (A361), passing Banbury's warehouse and depository on the left-hand side. Take the next turning right, sign posted Landkey and turn second right as if turning back towards Barnstaple. Immediately after John Beer's garage on the left, turn left and head towards Landkey village centre. Just before the Parish Church Yard, turn left into Manor Court and first right, into which is the drive to The Old Manor.
WHAT3WORDS//myth.deeds.pirates

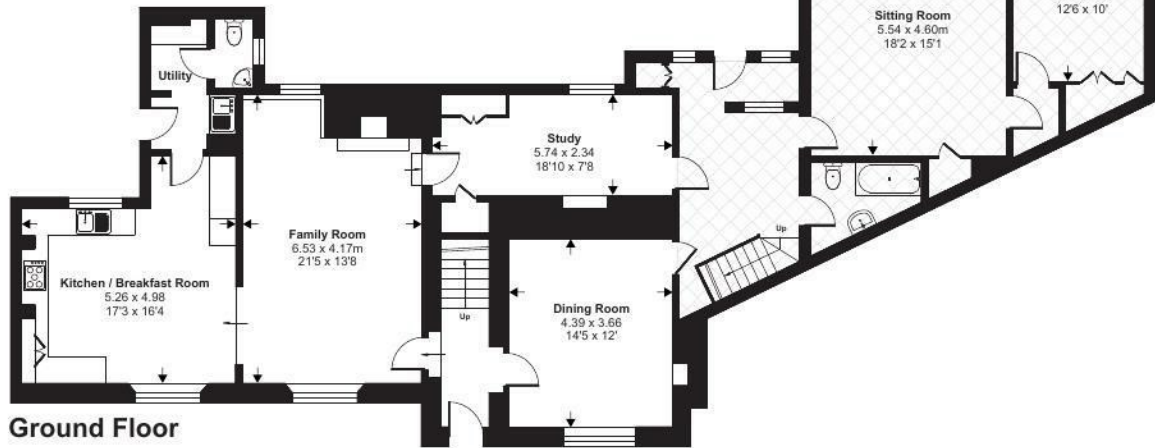
SPECIAL NOTE

Further details about the income from the holiday cottage are available from the selling agents upon request. At the time these particulars were prepared (late May 2024) a competitor was offering 11 acres of agricultural land for sale, across the lane from The Old Manor, which is being promoted as 'Stream side pasture meadows and ponds', with access onto a council road. The guide price £150,000.



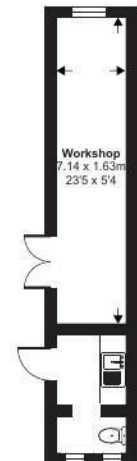
First Floor

Denotes Potential Self Contained Annexe



Ground Floor

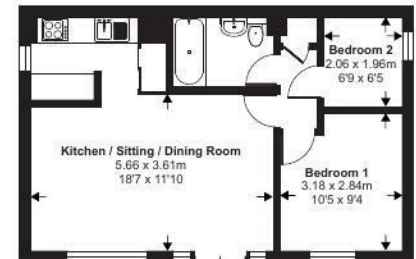
Approximate Area = 3059 sq ft / 284.1 sq m
 Annexe = 505 sq ft / 46.9 sq m
 Outbuildings = 239 sq ft / 22.2 sq m
 Total = 3803 sq ft / 353.2 sq m
 For identification only - Not to scale



Outbuilding



Old Manor Cottage



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1132303



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



