



Manor House



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West Down, Nr Woolacombe, Devon, EX34 8NH

Ilfracombe 10 minutes. Barnstaple 12 Miles.

Restoration Project: A fine detached Grade II* Listed stone Manor House at the centre of this favoured village

- Porch, Entrance Hall
- Kitchen/Breakfast Room
- Attached 2 Storey Barn
- Many Original Features
- Parking, No Upward Chain
- 4 Reception Rooms
- 5 Bedrooms, Bathroom
- Potential to convert STPP
- Secluded Gardens and Courtyard
- Tender date 6/11/20

SITUATION AND AMENITIES

West Down is a particularly sought-after village because it retains good local amenities but is also within a 10 minute drive from Woolacombe beach, the village of Braunton and the coastal town of Ilfracombe. The centre of the village is within easy walking distance and offers village community shop popular local pub/restaurant, parish church and well renowned primary school. A little further afield are Croyde, Saunton (also with Championship Golf Course) and Putsborough. Barnstaple, North Devon's Regional Centre, is less than half an hour by car and offers the area's main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, leading through in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can also be reached in less than half an hour.

DESCRIPTION

An increasingly rare opportunity to acquire a striking stone Manor House reputed to date originally from the late 16th Century with 17th Century extensions to the rear forming a 3 sided courtyard and incorporating a two storey barn with potential for conversion to additional accommodation, subject to planning permission and listing consents. The property is Grade II* listed and boasts many notable period features including lofty ceilings, exposed beams and stone work, omate plaster friezes, inglenook fireplaces etc. A copy of the full listing is available from the agents. the house requires general renovation and it is anticipated that the purchaser will require a substantial budget to carry out the necessary works, in addition to the acquisition price. The property presents elevations of stone with a number of stone or timber Mullion windows beneath part slate and part corrugated iron (above the barn).

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed Bids. The target date is noon on Friday 6th November. Tender forms are available from the selling agents. The vendors reserve the right to consider offers prior to the due date. They also reserve the right not to accept the highest or any offer.



GROUND FLOOR

ENCLOSED ENTRANCE VESTIBULE stone flagged floor, fitted seating either side, studded inner front door with wrought iron viewing panel to ENTRANCE HALL an impressive L-shaped area with high beamed ceiling, exposed stonework to walls, wood block flooring and period staircase rising to first floor, described later. TELEPHONE ROOM/CLOAKROOM with tiled floor, WC off with wash hand basin and vanity cupboard, mirror fronted medicine cabinet and strip light/shaver point. DRAWING ROOM an impressive room with two bay windows to front, each with window seats, fine inglenook fireplace with fitted wood burner, oak over mantel, exposed stonework along one wall, shelved recess, parquet flooring, plaster panel depicting a Grecian style lady. DINING ROOM another good sized room with high ceiling, exposed stone walls, inglenook fireplace with inscriptions including the date of 1624, fitted wood burner, display niche to right hand side, ornate plaster ceiling [thought to be Tudor], 'secret' shelved door to shelved cupboard under stairs, further built in storage cupboard with recess below. STUDY AREA an irregular shaped room with exposed stone walls, deep windowsill with inset flower troughs, flagstone floor, glazed door to FAMILY ROOM/4TH RECEPTION ROOM a large room with exposed beams and stone work, feature stone fireplace, concealed staircase rising to first floor, glazed door to courtyard, some stone and some timber windowsills. KITCHEN/BREAKFAST ROOM fitted with a range of dark wood fronted units, incorporating double drainer stainless steel sink, tiled work surfaces, matching wall cupboards, shelved cupboard with louvered door, central tiled breakfast bar between two pillars also with shelving and cupboard to one side, plumbing for washing machine, space for free standing cooker, tiled floor, pair of glazed doors to courtyard, fireplace with wood burner, airing cupboard housing pre-lagged cylinder. REAR LOBBY access to freezer room with cobbled floor and then on through DOUBLE HEIGHT ATTACHED BARN with exposed timbers and stone walls, pair of multi-paned glazed doors to courtyard and matching side panels, walk-in area below stairs, access to lean-to greenhouse, multi-paned door to side garden. From the lobby a staircase rises to the FIRST FLOOR WORKSHOP with glazed door to attic space. Returning to the hall, at the base of the staircase, is an ornate stone bench topped in wood. The staircase rises to

FIRST FLOOR

Half landing and then to main galleried landing with fine views, beamed ceiling, exposed stone wall and built in storage cupboard. BEDROOM 1 a lovely room with high ceilings and exposed beams, plaster frieze to 3/4 height along two walls, exposed stonework, open stone fireplace. BEDROOM 2 lofty beamed ceiling, range of fitted wardrobes, studded door and steps down to DRESSING ROOM. BEDROOM 3 an interesting room once again with high beamed ceiling. There is a frieze at each end and in the gable wall above delightfully enriched plaster work over a mantel with seated figures to each side to central cartouche with lions heads each side of figure of Pan with male and female heads above and below above in fireplace, exposed stone walls. BEDROOM 4 curtained off hanging recess. BEDROOM 5 (off) also with separate staircase rising from the family room, exposed beam, pine clad ceiling. BATHROOM panelled bath, mixer tap/shower attachment, wash hand basin, vanity cupboard, low level WC, dressing table, mirror above, heated towel rail, over head electric fire, vinyl tiled flooring, two mirror fronted medicine cabinets.

OUTSIDE

To the front the property is accessed via a pedestrian gateway within a stone wall over a stone and cobbled path, inset with circular designs, leading to the main entrance. The front gardens are mainly laid to lawn interspersed with many mature specimen trees and shrubs and is mainly wall and fence enclosed and within the shadow of the Church Steeple. There is an ornamental water pump, a raised stone terrace, aluminium framed greenhouse to one side as well as shed where a wall divide with cast iron gate leads on to a further area of lawn, more specimen trees and shrubs, a dovecote and stone courtyard. The garden is generally very secluded and peaceful. To the rear, double gates open in to a pretty central cobbled courtyard which provides PRIVATE PARKING for two vehicles. There is an additional parking bay immediately outside the gates within an outer shared courtyard.

SERVICES

Mains electricity and water, private drainage on an adjoining property.

DIRECTIONS

From Barnstaple proceed north on the A361 towards Ilfracombe, follow this road for approximately 11 miles. After passing the former Fox Hunters Inn on your right, take the next right to West Down. From The Square turn right in front of the Village Shop/Post Office, the property will eventually be found on the left hand side, just beyond the Church identified by our 'For Sale' board.





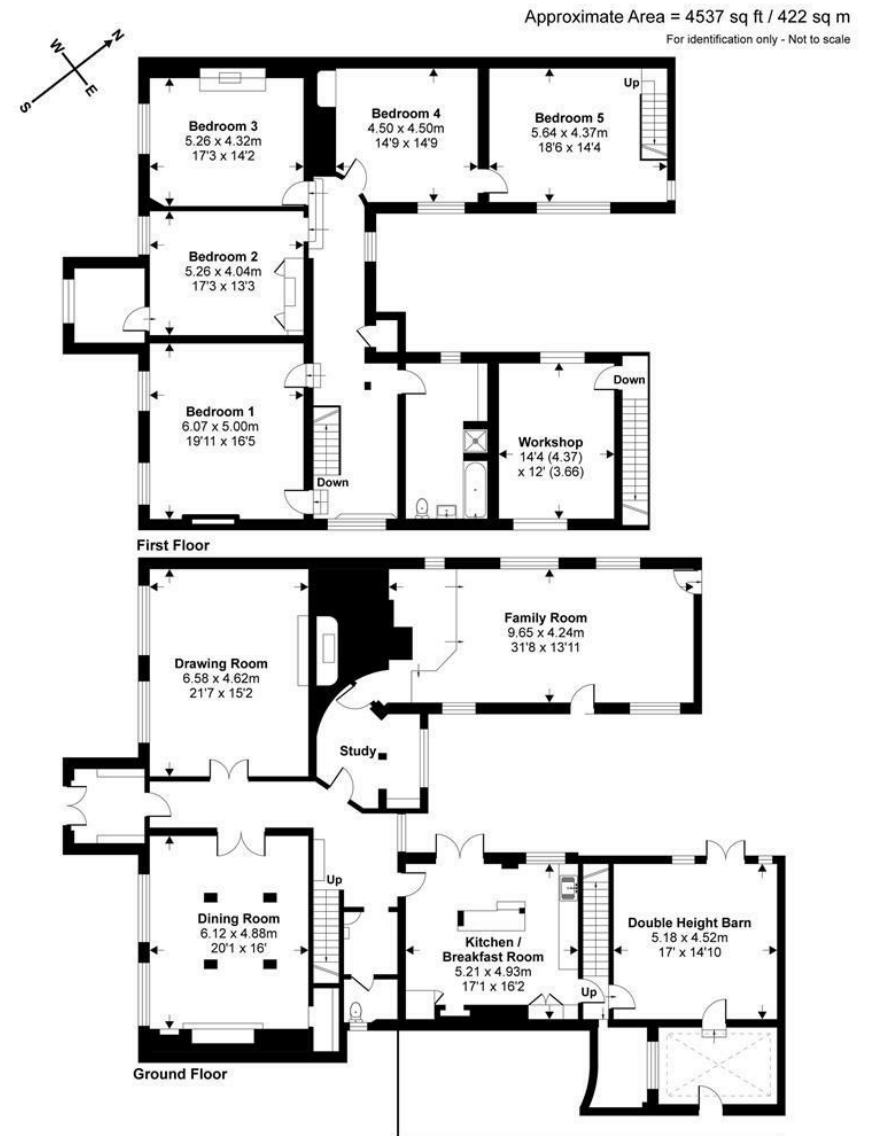
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 650791



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History of The Manor House (formerly listed as Barton Farmhouse),
Churchpool, West Down.

We are advised by the vendor that the property possibly has links at some stage in its History to the Chichester family (his family seat was the Arlington Court, not far away). Otherwise the history of the structure itself is outlined in the extract below from the Grade II* listing outlined on the Historic England website.

<https://historicengland.org.uk/listing/the-list/list-entry/1162928>

“Manor house, late C16 with C17 extensions to rear. Squared rubble with granite dressings. Asbestos slate roofs with tall gable end rubble stacks with tapered caps, lateral stack to rear left side of main range and kitchen stack with slated offsets on east side of rear projection. 3-sided rear courtyard plan, the 2 right-angled projections to rear probably added and later extended through C17. Main range consists of cross-passage with 2-storey porch with large principal room to each side. 2 storeys. Early symmetrical facade. 5 window range of 3-light splayed mullions, cavetto-moulded on inner face, that to centre is to the gabled porch with C19 bargeboards. Square-headed granite porch doorway with sunken chamfered and stopped surround and hoodmould. C20 inner door. Continuous drip mould above each of the 2 flanking 4-light mullions. 3 wooden mullions, 1 above 2, on the rear courtyard inner faces of each of the right-angled projections and a further 3 to the west side of the left-hand projection, with various ovolo and chamfered surrounds. Principal room to left of cross-passage has ovolo-moulded muntin screen (original planking removed), heavy stopped and chamfered beams and impressive four-centred arched chimneypiece with double roll-moulded surround. Room to right of cross-passage retains complete plasterwork ceiling, not destroyed as described in original listing, although overmantel and oak panelling do not survive. The ceiling consists of 3 sections, divided by plastered beams. The geometrical ribbed design repeated in each section. Fireplace has herringbone slatework and chamfered lintel with scroll-stops initialled FI and GI to either end and centrally dated 1624. Dog-leg C17 staircase with thick turned balusters to moulded head-rail and single similar baluster to lower flight supporting moulded handrail and turned finials to round newels. Plasterwork to principal chambers, that to east has frieze of acorn clusters and geometrical ribbed design above on east wall. The chamber at west end has similar friezes at each end; that in gable wall above delightfully enriched plasterwork overmantel with seated figures to each side holding strapwork surround to central cartouche with lions heads each side of figure of Pan with male and female heads above and below. Herringbone slatework to fireback, and stone lintel carved in C16/early C17 with the descent of the Eyre family. C17 main doors and moulded doorframes to rear corridor and to upper storey of porch, the west chamber door having unusual rams horn stops to the jambs. C17 roof trusses with morticed collars intact.”



This is an increasingly rare opportunity for a discerning buyer to own a piece of English History and to restore the property to its former glory, potentially adding 21st Century refinements to blend with the special period features which have stood the test of time at The Manor House.