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CELEBRATING 175 YEARS

UPPER HALL, MANATON, DEVON

UPPER HALL

MANATON • DARMOOR • DEVON TQ13 9UY

Upper Hall is of exceptional architectural significance, celebrated for its unique layout—the only known example of its kind in Devon—and its wealth of original features. While some aspects of its history remain intriguing mysteries, it is considered one of the most complete surviving examples of a medieval complex, with hints of its former grandeur still visible in the preserved courtyard wall and adjoining structures.

IN ALL EXTENDING TO SOME 1.73 ACRES (0.70 hectares)

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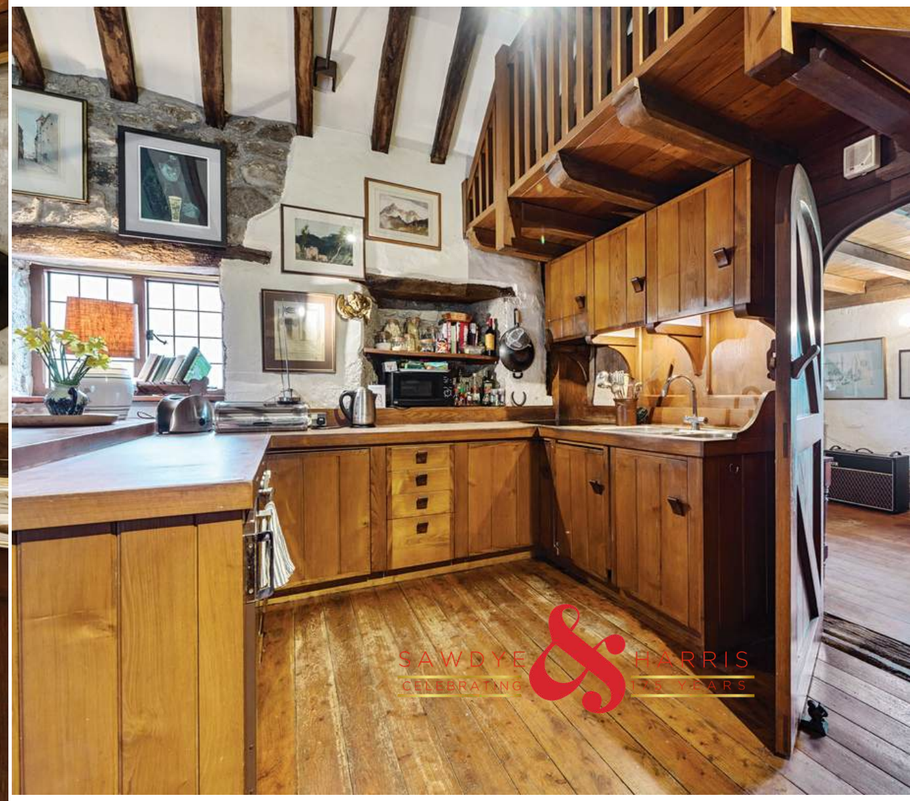
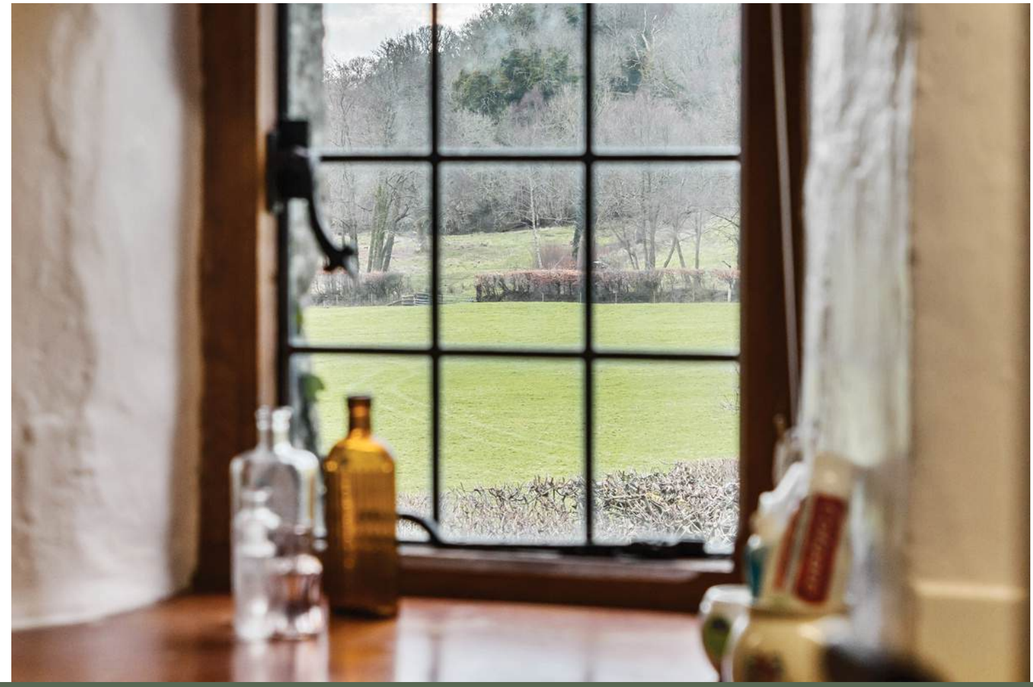


Step into the enchanting heart of Upper Hall at Neadon, a remarkable period home nestled in the picturesque Dartmoor landscape. This stunning living space effortlessly blends historic charm with modern comfort, offering a warm and inviting atmosphere. With a wealth of original features, the rooms boasts exposed granite walls, inglenook fireplace with a wood-burning stove, and a vaulted beamed ceiling that enhances the sense of space and character. The polished wooden floorboards add a touch of warmth, whilst the window seat provides the perfect spot to take in the scenic countryside views, flooding the room with natural light.



Every detail of this property tells a story, from the rustic elegance of the timber beams to the carefully restored stonework. Whether enjoying a quiet evening by the fire or entertaining guests in this captivating space, Upper Hall offers an unparalleled opportunity to own a piece of Dartmoor history, ideal for those seeking a unique and characterful home in an idyllic rural setting, Upper Hall at Neadon is truly a rare find.indeed.

A well-equipped family bathroom ensures that every member of the household can enjoy ultimate comfort and convenience.

Sitting in some 1.73 acres, Upper Hall would suit countryside enthusiasts to those seeking fabulous riding right on your doorstep. With its paddock to the top boundary there is room for an array of animals as well as the adjacent, unconverted granite barn opening to the courtyard. The whole is of outstanding architectural interest both for its unusual plan form the only known survival of such in Devon, and for the remarkable existence of a great many original features.

However, it is impossible to be entirely certain of what the original building was like, quite possibly it is the most complete survival of a complex of medieval buildings now disappeared or substantially altered as the courtyard wall and adjacent barn suggest

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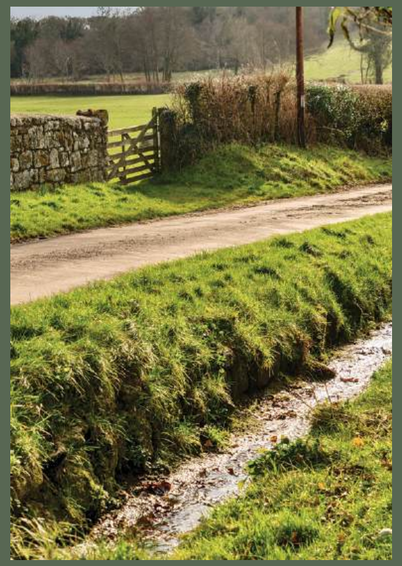
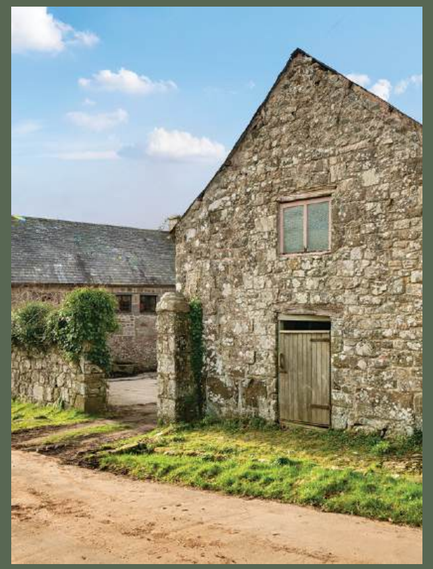
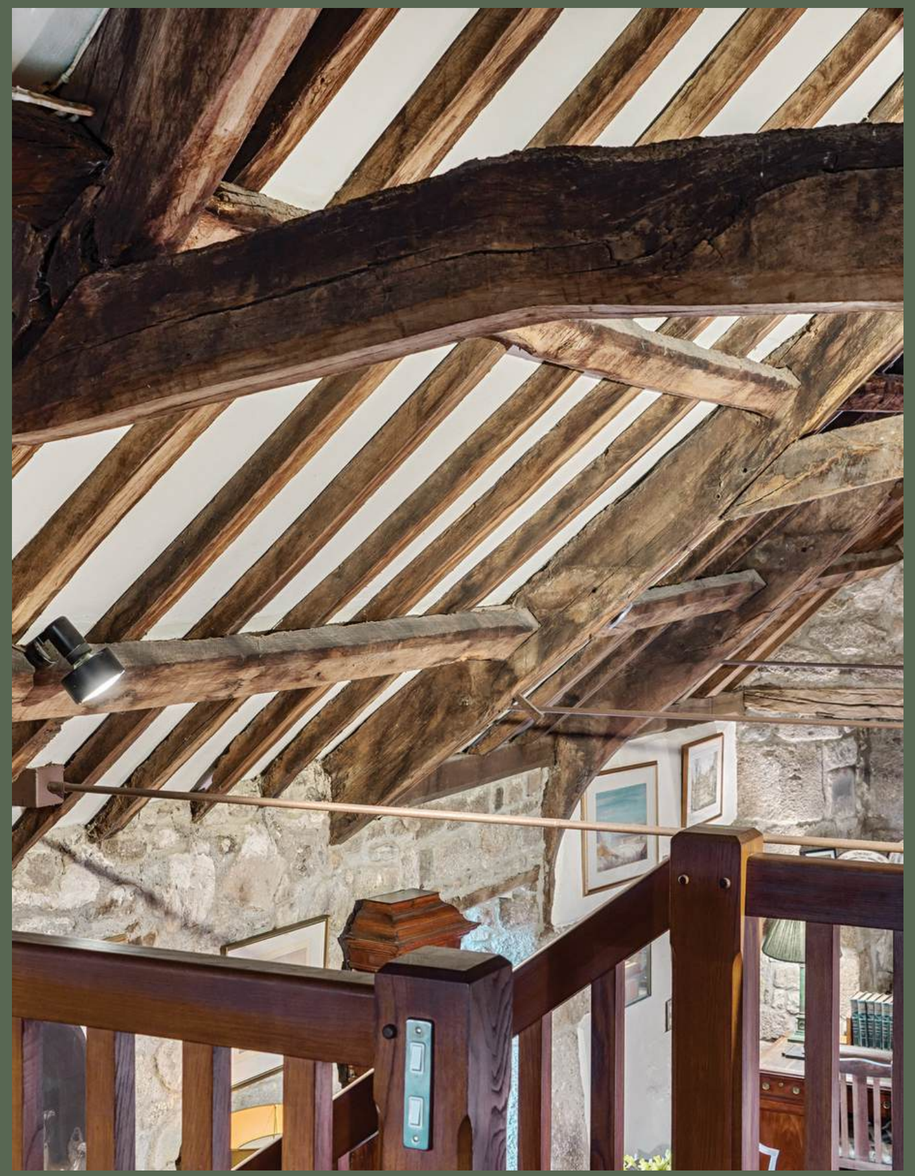




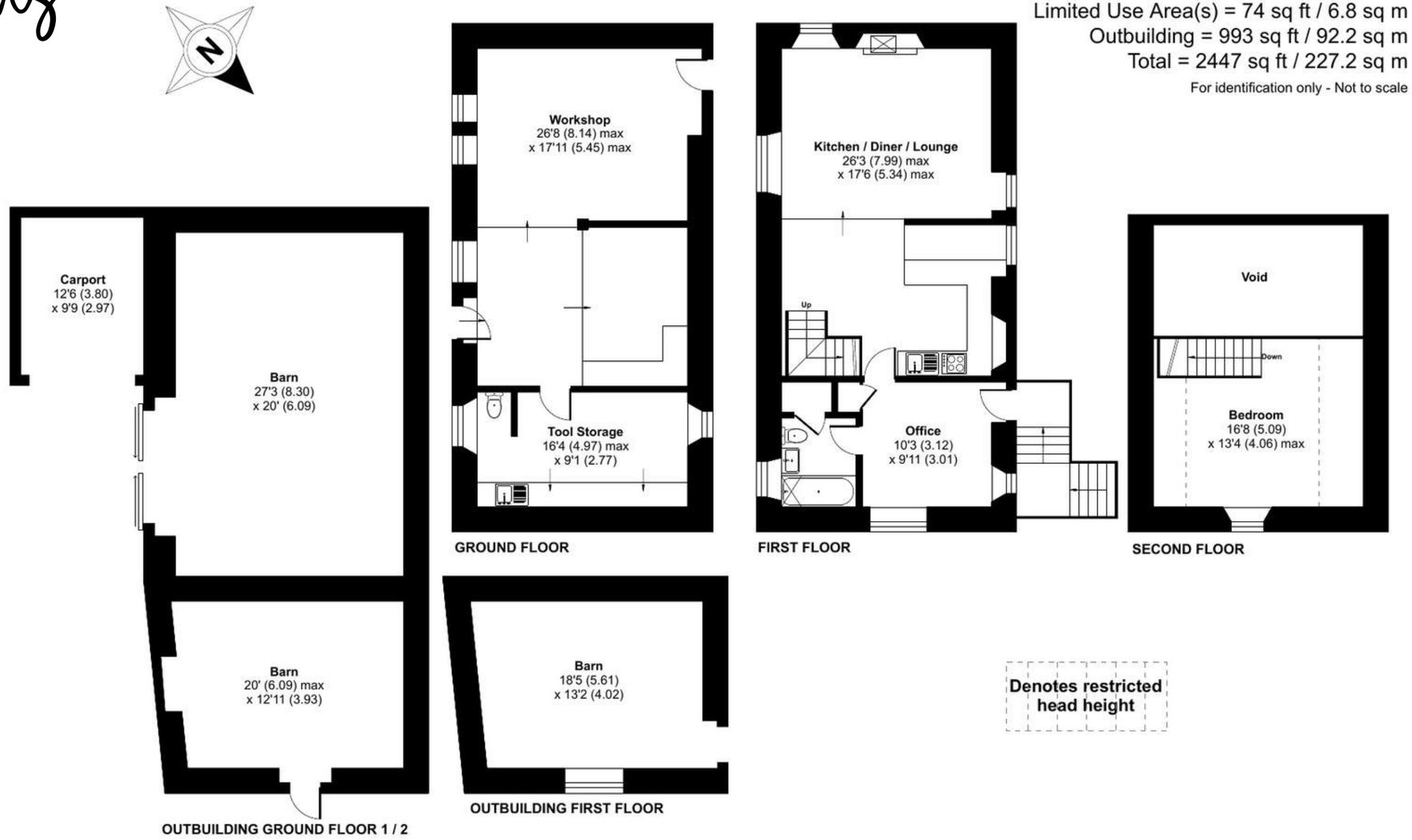


Floorplans

Manaton, Newton Abbot, TQ13

Approximate Area = 1380 sq ft / 128.2 sq m (excludes carport & void)
Limited Use Area(s) = 74 sq ft / 6.8 sq m
Outbuilding = 993 sq ft / 92.2 sq m
Total = 2447 sq ft / 227.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1234966

Key Facts for Buyers

TENURE
Freehold.

LISTING
https://historicengland.org.uk/listing/the-list/list-entry/1097260

COUNCIL TAX - Band C

EPC - Exempt

SERVICES
The property has mains water and electric. There is private drainage.

BROADBAND
The property benefits from a standard broadband connection.

MOBILE COVERAGE
Check the mobile coverage at the property here - **Mobile Phone Checker**

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

VIRTUAL TOUR

We have a 360 Virtual Tour of this beautiful home, to view simply click on the link below:

https://my.matterport.com/show/?m=Veu5u8JrHab

DETAILS PREPARED MARCH 2025
AMENDED OCTOBER 2026

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Dartmoor National Park

Nestled in the heart of Devon, the picturesque village of Manaton offers an idyllic blend of traditional charm and modern convenience. This rural community is steeped in history and features quaint cottages, friendly local pubs, and a strong sense of community spirit. Its scenic surroundings and peaceful pace of life make it an ideal setting for those looking for a quiet retreat, yet still connected to modern amenities.

Just a short drive away lies the dramatic expanse of Dartmoor National Park—a true gem of natural beauty. Renowned for its rugged granite tors, rolling moorlands, and ancient woodlands, Dartmoor offers endless opportunities for outdoor adventure. Whether you're an avid hiker, a wildlife enthusiast, or simply seeking a serene escape, Dartmoor's sweeping landscapes provide the perfect backdrop for an active, nature-connected lifestyle.

Together, Manaton and Dartmoor encapsulate the very best of Devonshire living. They offer a unique opportunity to enjoy a lifestyle that balances the tranquillity of rural life with the excitement of exploring one of England's most celebrated natural landscapes. For those seeking a property that embodies this exceptional blend of heritage, community, and outdoor adventure, this area is truly hard to beat.

Discover the distinctive appeal of Manaton and Dartmoor—where history, nature, and a warm community spirit come together to create a truly unique place to call home.

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Our sellers reflections - Upper Hall, Manaton

The house was first listed in 1955 and is classified as Grade I; the adjacent barn is listed as Grade II. Our family restored the building over three years from 1981 to 1983 to reinstate it as close as possible to its original interior layout, with adjustments to allow for modern living conditions and facilities. Upon completion, the architects (Harrison-Sutton) entered the project for the then existing Henley Award given jointly by the CLA, CPRE, and CPRW. It won the Southern region award for the restoration of a derelict 15th-century farmhouse.

As a whole, the building represents, on a small scale, a residence for a gentleman of considerable wealth. A person prepared to invest substantial funds and energy to a state-of-the-art luxurious interior. Facilities include Garderobe (indoor toilet) with its own door, an indoor laver (sink) with an out shot to the rear (southwest) gable end, and a raised dais before a grand fireplace (we were allowed to increase depth of the dais to better separate the area from what is now the kitchen). Additionally, a screen above which a sleeping platform was constructed. Building to this standard involved skilled masons with an abundance of suitable stone. Blacksmiths were needed keep the masons' tools sharp and hardened to cope with facing the large granite blocks. Of course, there would have been joiners and at least one woodcarver to create the cusped window frame and its associated decorations. The main truss timbers would have been imported from elsewhere, as Dartmoor scrub oaks would not have produced such large curved (radiused) sections suitable for conversion.

It should be noted that we are indebted to a previous owner who had the wit and foresight to retain many of the medieval timbers, trusses, door frames, and not least the six-light window frame still in place some 600-700 years later.

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Email -hello@sawdyeandharris.co.uk Telephone - 01364 652652

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