



Boreat Barton Manor High Bickington, Atherington, Umberleigh, Devon EX37 9HP

A spacious, fine, detached, period 5-bed Manor House of which parts are believed to date back 1000 years. There is a good-sized garden, ample drive-way parking and outstanding views across the Taw Valley.

High Bickington - 1 mile Great Torrington - 6.5 miles Barnstaple - 9 miles

• Fine period 5-bed Manor House • Air source heat pump & Solar panels • Large gardens with outstanding views • Ample driveway parking • Available mid-July • 12+ months • Pets considered • Deposit £3,455 • Council Tax Band G • Tenant Fees Apply

£2,700 Per Calendar Month

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THE PROPERTY COMPRISES

Front door with glazed panelling above carrying the name of the property.

ENTRANCE PORCH

Inner oak door to:

SPACIOUS RECEPTION HALL

with stone flagged flooring, cupboard housing water cylinder, staircase rising to first floor described later.

SITTING ROOM

a lovely period reception room, featuring stone fireplace, slate hearth, bressumer beam, fitted wood burner.

DRAWING ROOM/LIBRARY

another superb reception room which is completely panelled in oak and features character fireplace, with mirrored over mantle and fitted wood burner, flanked by oak bookcases.

STUDY

extensively fitted in oak with burgundy leather topped desk, adjoining work surfaces drawers and cupboards beneath, extensive range of cupboards and bookcases, some glazed fronted, exposed beam ceiling, one wall in exposed stone.

KITCHEN/BREAKFAST ROOM

in a country cream theme with extensive base and wall units, work surfaces in polished granite, Belfast sink, integrated dishwasher, integrated washing machine, integrated fridge/freezer, large inglenook fireplace with arched brickwork above, Belling Range (available by separate negotiation if required), bread oven, central island/breakfast bar, matching the kitchen units, with further drawers and cupboards beneath, wine bottle holder and vegetables baskets, travertine flooring and walls, beamed ceiling.

LARDER HALL

with extensive cupboards to one wall, a particular feature is the exposed rear of the bread oven from the kitchen fireplace, exposed stone wall, solar panel hybrid inverter, glazed door to terrace, antique wooden coat hanging board. Travertine tiled floor.

DINING ROOM

with French doors to terrace, tiled flooring, exposed beams.

REAR HALLWAY

cupboard housing electrics, stone flagged flooring, coat hooks, half glazed door to driveway/garaging area.

SHOWER/UTILITY ROOM

with tiled shower cubicle, wash hand basin on ornate wrought iron base, arched mirror above, low level WC, fitted washing machine, half tiled walls, beamed ceiling. From this hallway a pair of studded double wooden doors lead to a:

FURTHER RECEPTION ROOM

polished marble tiled floor, beamed ceiling. There are exposed stone walls which are partly beamed and a pair of arched wooden framed glazed doors lead to:

CONSERVATORY

matching floor to the reception area, French doors and single door to the terrace outside, ideal for alfresco dining, fine views. Oak staircase rising to:

MEZZANINE BEDROOM 5

vaulted beamed ceiling and oak flooring, two electrically operated Velux windows with blinds, exposed stone walls and display alcoves. Large rear gable wall window, plus window looking over rear courtyard.

FIRST FLOOR

A fine oak staircase rises to:

FAMILY BATHROOM/SHOWER ROOM

this is a very spacious and sumptuously fitted room, an acrylic tub bath sits on timber supports. There is high level WC with brass fittings, his and her wash hand basins each on ornate wrought iron bases, both with arched mirrors above. The walk- in shower has separate his and her shower heads as well as seats for each in travertine tiling and matching flooring. The room has a beamed vaulted ceiling and double airing cupboard.

BEDROOM 1

ornamental fireplace, exposed stone chimney breast, oak flooring, TV point. EN-SUITE with tiled shower cubicle, wash hand basin, vanity cupboard, mirror fronted toiletries cabinet, shaver point, low level WC, tiled walls and floor.

BEDROOM 2

ornamental fireplace, oak floor, TV point. EN-SUITE shower room with similar fittings to the main en-suite.

BEDROOM 3

oak steps down from the landing, exposed stone walls. TV point.

BEDROOM 4

oak steps down from the landing, exposed stone walls, TV point, vaulted beamed ceiling.

OUTSIDE

STABLE BLOCK of two standard stables and two store rooms, all of timber construction on a concrete base with small turning out yard and separate access from an independent spur drive which leads on to the paddock. A path leads from main car park to the stable block. The driveway is initially shared, but owned by the Manor, then the private entrance is via a pair of double wooden gates which lead to a carpark and turning area. Low stone retaining walls, coach style lamps. Immediately below the drive is an extensive terrace. Beyond is a further terrace, walled gardens wrap around the rear of the property. Fenced off duck pond. There is a stone wall enclosed front garden which overlooks the main courtyard, planted with some mature shrubs which provide privacy.

SERVICES

Electric - Mains connected.

Drainage - Private drainage via septic tank, charge of £35.00 pcm is payable directly to the landlord.

Water - Mains connected, the landlord bills the tenant monthly for water.

Heating - Air Source Heat Pump, underfloor heating.

Ofcom predicted broadband services - Standard: Download 26 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE. External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band G

SPECIAL NOTE

The property can be available part furnished or unfurnished.

DIRECTIONS

What3Words://browsers.single.refilled

From Barnstaple take the B3227 Exeter Road, continue through Bishops Tawton and on for several miles. After Fisleigh Barton on your right, take the next turning on the right signed 'Atherington', climb the hill and at the staggered crossroads, cross straight over in the direction of High Bickington. Continue for a further ¾ mile or so and just before entering the village, upon seeing the High Bickington Village sign, turn sharp right and follow this lane, proceed for approximately ½ mile and on the left is a low stone wall for Boreat Barton. Take the drive and the entrance to the Manor will be seen on the right hand side before entering the general courtyard.

SITUATION

Boreat Barton Manor is the principal residence within a historic farmyard development of four quality character homes surrounding a central courtyard owned by the Manor, with others having access rights only. The property enjoys private vehicular access from the shared driveway and occupies an elevated position with beautiful views across the Taw Valley. Situated on the edge of High Bickington, the Manor is just minutes from local amenities including a primary school, pubs, church, post office, doctor's surgery and regular bus links. Barnstaple and South Molton provide a wider range of shops, restaurants and services, while the A361 offers easy access to the M5 and Tiverton Parkway rail station with direct trains to London Paddington. The property is ideally placed for exploring Dartmoor, Exmoor and the North Devon coast, including Croyde, Saunton, Woolacombe and Westward Hol, with golf courses, the Tarka Trail and excellent schools all nearby.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available mid-July. RENT: £2700.00 pcm exclusive of all charges. DEPOSIT: £3115.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £81,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit. The Holding Deposit of £623.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 369.0 sq m / 3972 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061427)

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. Tenants 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(25-48) F		
(1-24) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		