



The Manor House







# The Manor House

East Ogwell, Newton Abbot, Devon, TQ12 6AS

Newton Abbot: 2 miles, Totnes: 8.3 miles, Exeter: 20.4 miles

An attractive Grade II Listed period manor house dating back to the 13th Century with Victorian additions, set in the heart of a delightful South Devon village with traditional outbuildings and grounds totalling 0.44 of an acre.

- Elegant 13th Century Dwelling
- Off-road Parking
- Traditional Stone Outbuildings
- Three Reception Rooms
- Freehold
- Over 4,000sqft
- Courtyard Garden & Patio Area
- 4 Double Bedrooms
- Attractive Formal Garden
- Council Tax Band G



Guide Price £895,000

## Stags Totnes

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@StagsProperty

## SITUATION

Ogwell, a charming village with a 13th-century church, boasts a vibrant community life highlighted by its summer fair and flower festival. Its picturesque countryside offers numerous walking opportunities, while nearby towns provide activities such as horse riding, hiking, fishing, and sailing. Accessible transport links connect to beaches, Dartmoor, and educational facilities like Canada Hill Community Primary School, rated 'Outstanding' by Ofsted, and two Grammar Schools in Torquay, reachable via a private bus service from the village green.

Newton Abbot is two miles away which has supermarkets, a hospital, primary and secondary schools, leisure facilities and a mainline railway station with direct links to London Paddington. Dartmoor National Park is close by as well as the coast and Teign Estuary including the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay.

## DESCRIPTION

The Manor House is an impressive and elegant 13th Century dwelling located in the heart of the village of East Ogwell beside the village's church. Its a fine example of a Grade II listed formal dwelling, that has undergone extensive refurbishment and alteration over the years, and now offers a fine opportunity for further enhancement and refreshment from a new purchaser. With a wealth of delightful and historic features from the properties early roots as well as its Georgian and Victorian additions, the property delicately combines charming originality with more modern amenities.

Offering extensive accommodation of over 3,000sqft across three storey's that combines four double bedrooms with ample reception space that ensures comfortable family living. The properties exterior is just as charming as its interior, serviced by attractive and colourful formal gardens as well as a courtyard acting as an excellent sun trap, an attractive garden garden plus a range of traditional outbuildings which pose an opportunity for development to ancillary or holiday let accommodation, subject to the necessary consents.

## ACCOMMODATION

Across the ground floor there is ample and versatile reception spaces, with three separate reception rooms. The formal reception rooms consist of a drawing and a dining room, both of which feature an outlook across the properties garden and feature fireplaces added by the current vendors that include Ogwell Marble as ornate decoration. Towards the rear of the property is the informal reception room, used presently as a garden room enjoying plenty of windows and garden doors to create a light and versatile space which enjoys a wood burner.

The kitchen/breakfast room features a range of fitted wooden base units providing plentiful storage which is accompanied by an oil fired AGA as well as a separate electric oven; the room opens out to give space for a breakfast table or seating area should it be needed. The ground floor also offers a separate utility room with space for white goods as well as a cloakroom.

The first floor of the property features three of the property's four double bedrooms. The most impressive master bedroom enjoys a delightful outlook across the properties formal garden and features built in storage as well as an extensive en suite bathroom, with a separate shower and bath, wash basin, airing cupboards and WC. The two further double bedrooms are serviced by a separate shower, bath and cloakroom all accessed from the properties hallway.





On the second floor there is a landing which provides suitable storage space as well as a separate store room. The landing provides access into the guest bedroom, a delightful double bedroom with exposed A-frame beams combined with built in storage and an en suite shower room consisting of a shower room, wash basin and WC.

#### GARDENS

Approached via a long driveway, The Manor House passes the properties formal lawns which are bordered by a range of mature shrubs and softwood trees along the boundary providing suitable privacy. The driveway leads to a gravel parking area nestled between the main dwelling and the properties barns.

A courtyard garden is situated to the rear of the plot with a patio area providing suitable space for outside seating or dining, steps lead to a productive vegetable garden with raised beds and a separate pedestrian access to the street level.

#### OUTBUILDINGS

In addition to its idyllic grounds, there are a range of traditional stone outbuildings. Adjoining the driveway is a Dutch Barn style outbuilding with its commonly recognised curved metal roof; the building has electricity and was once used as a meeting house in connection with the villages church and in its more recent history has been used for storage.

Additionally there is a separate former piggery building which currently offers additional storage space. These buildings offer potential for additional accommodation as ancillary or holiday let accommodation which could be explored by a purchaser, subject to the necessary planning consents.

#### ADDITIONAL LAND

There is additional ground available via separate negotiation. Please contact the agent for more information.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating. According to Ofcom, there is ultrafast broadband capability to the property. Limited mobile coverage via the major networks.

#### VIEWINGS

Strictly by appointment through the agents please.

#### LOCAL AUTHORITY

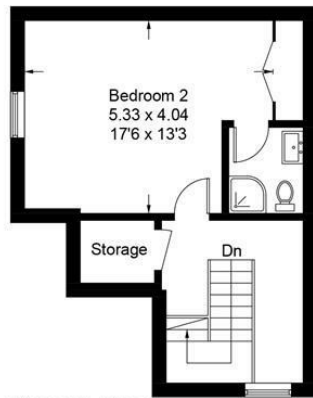
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

#### DIRECTIONS

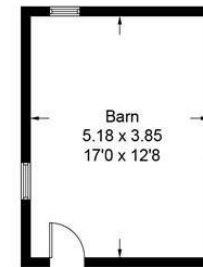
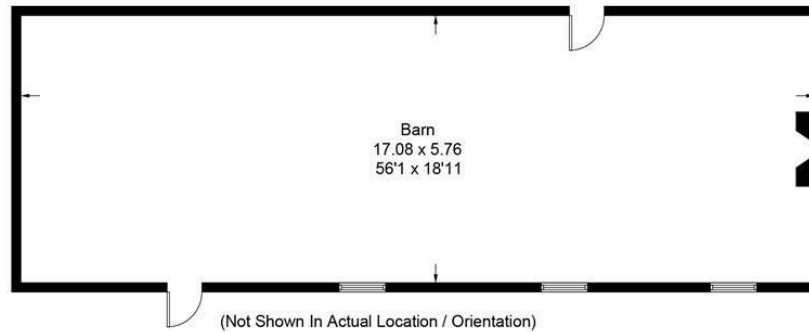
From Newton Abbot proceed on the A381 towards Totnes, continuing through Wolborough and out of the Town. At the first roundabout take the third exit signposted to Ogwell, continue for  $\frac{3}{4}$  of a mile and take the third right at Ogwell Green Cross signposted to East Ogwell. Proceed down the hill, passing the memorial hall on the left and the entrance to the church on the right, the entrance to the property can be found as the next right after the Church.

what3words: ///debut.shredder.waddle

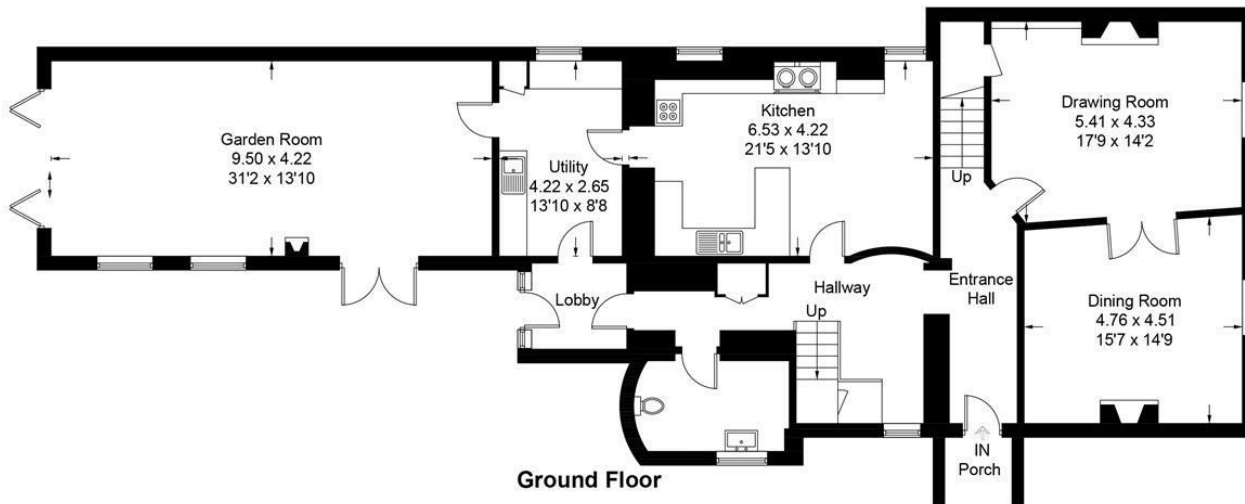
Approximate Gross Internal Area = 420.2 sq m / 4523 sq ft



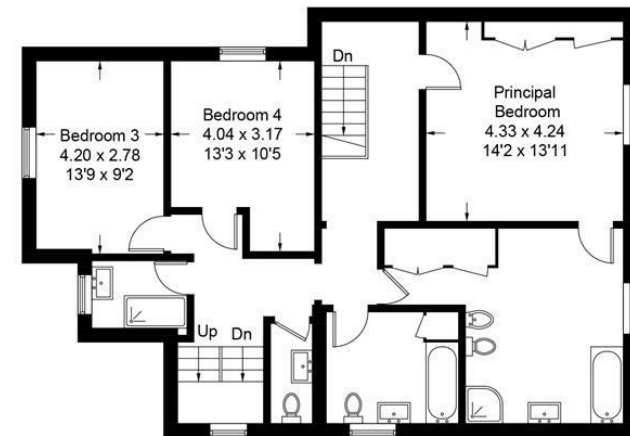
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090628)



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			
(69-80) C			75
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



