



NORTHLEIGH MANOR

Morchard Bishop, Devon



A LUXURIOUS COUNTRY HOME WITH BEAUTIFULLY PRESENTED, SPACIOUS, ACCOMMODATION, WITHIN PRIVATE, LANDSCAPED, GARDENS AND GROUNDS, IN THE HEART OF THE MID DEVON COUNTRYSIDE

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Open plan drawing/dining room | Bar/orangery | Sitting room | Study
Kitchen/breakfast room | Boot room/utility room | Laundry room

First Floor: Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite
Further bedroom and family bathroom | Games room/additional bedroom

Second Floor: Two bedroom/shower room suites

Outside: Five car garage | Carport | Gym/summerhouse | Swimming pool | Hot tub | Terraces and gardens | Ornamental ponds
Gazebo | Hard tennis court | Outdoor riding arena | Pasture paddocks

In all about 12.89 acres

Distances: Chulmleigh 8 miles, Crediton 8.5 miles, Exeter 17 miles, Barnstaple 28 miles, M5 (Junction 27) and Tiverton Parkway Station 23 miles
(All distances and times are approximate)

SITUATION

North Leigh Manor is situated in the heart of the unspoiled, rolling, farmland of Mid Devon, about 2.5 miles to the north of the popular village of Morchard Bishop, famous for its row of thatched cottages. The village has a range of local amenities including community shop, doctor's surgery, primary school, popular pub and church , as well as a vibrant community.

Nearby is the thriving and attractive small town of Chulmleigh with additional range of facilities, with a good selection of local shops including bakery, delicatessen, dental surgery and post office, as well as a sports centre and 18 hole golf course.

A more comprehensive range of facilities are available in the town of Crediton, including supermarket.

There are golf courses in the area at Waterbridge (9 hole) about 6 miles from the property, Crediton and Chulmleigh.

Secondary schools in the area include Chulmleigh Academy and Crediton. There are private schools in Exeter (Exeter School and Maynard School for girls) and Blundell's School in Tiverton.

Within easy reach, via Crediton, is the university and cathedral city of Exeter, with comprehensive selection of cultural, shopping, leisure and sporting facilities.

Morchard Bishop is about equidistant between the National Parks of Exmoor to the north and Dartmoor to the south, both renowned for their spectacular scenery, and the glorious North Devon coast, with its sandy surf beaches, is an easy drive away.

At nearby Morchard Road is a station on the branch line between Barnstaple and Exeter. In Exeter there are stations with mainline connections to London (Paddington and Waterloo) and an airport. There is access onto the M5 motorway at Tiverton, via the A361, and to Tiverton Parkway Station with regular fast services to London Paddington.





THE PROPERTY

North Leigh Manor is situated beside a quiet no through lane, amidst peaceful, rural, countryside within the lovely surrounding, rolling, farmland of Mid Devon

The house provides a luxurious and spacious country home, extending to over 6,900 square feet on three floors, and is immaculately presented with high quality fixtures and fittings throughout, all within its private landscaped gardens and grounds.

Electric double gates with intercom open to the resin composite driveway sweeping through the gardens to the turning circle/forecourt with Pod point EV charger and lighting, and from where the atrium style porch leads into the impressive entrance hall overlooked by galleried landing.

The main rooms are of very generous proportions and fitted to a high specification, perfect for entertaining and luxurious family living. The woodwork was handmade locally and there is underfloor heating throughout the ground floor.

The accommodation includes the fabulous open plan drawing/dining room with views over the rear terrace and waterfall towards Exmoor, French doors out to the front terrace and feature gas fires, the bar/orangery with sets of French doors opening to the terrace and gardens and the lovely farmhouse kitchen/breakfast room with fitted kitchen hand made by a local company, including island, limited edition four oven AGA and integrated appliances. Also, off the kitchen, is a further spacious sitting/family room with French doors to the terrace and gardens.





On the first floor the luxurious principal suite has large bedroom with views over the gardens, walk through wardrobe and dressing room, and bathroom with shower, twin basins with nickel fittings and a nickel and copper freestanding bath. There is a further guest suite as well as the large games room/ additional bedroom. The second floor has two further bedroom/shower room suites and sitting areas and is well suited for a teenagers' suite. The bathrooms and dressing rooms are all fitted with Corian vanity tops.







A double carport links the house to the spacious five car garage. To the front of the house French doors from the dining/drawing room and the sitting room open to a stone paved terrace and beside which is a large octagonal summerhouse currently used as a gym. Steps rise to further paved terracing and the heated swimming pool and, either side of the entrance drive, are lawned gardens with ornamental plants, shrubs and trees and including a large pond stocked with Koi carp.

To the rear of the house sets of French doors from several of the rooms open to further paved terracing running the length of the house and incorporating a rectangular ornamental lily pond with fountains and lighting and a large Breeze House gazebo with dining and sitting areas and heating and lighting. Steps rise to a further expansive area of lawned gardens and including a putting green.

To the east of the house and gardens is the all weather hard tennis court, and the all weather outdoor riding arena beside the pasture paddocks, which include a field shelter, and one of which has been seeded with native British grasses for environmental purposes. A driveway forks from the forecourt to a yard area adjoining the paddocks.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating.

Local Authority: Mid Devon District Council: 01884 255255

EPC: C

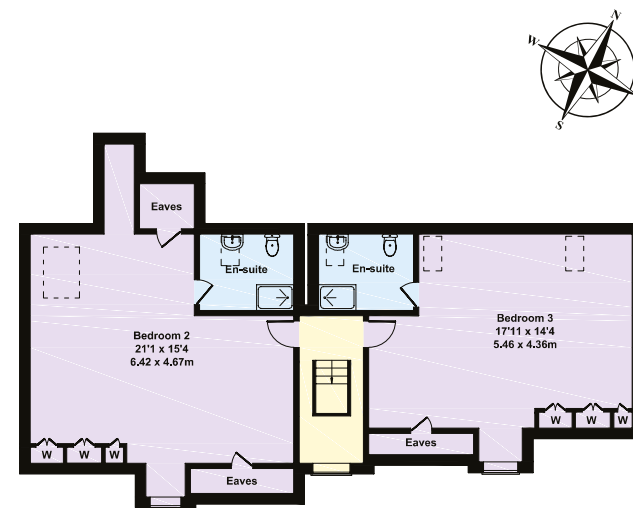
Council Tax: Band F

Directions: EX17 6RH

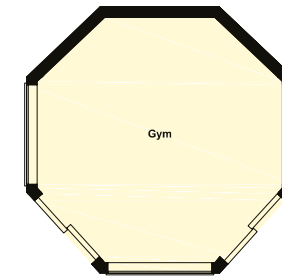




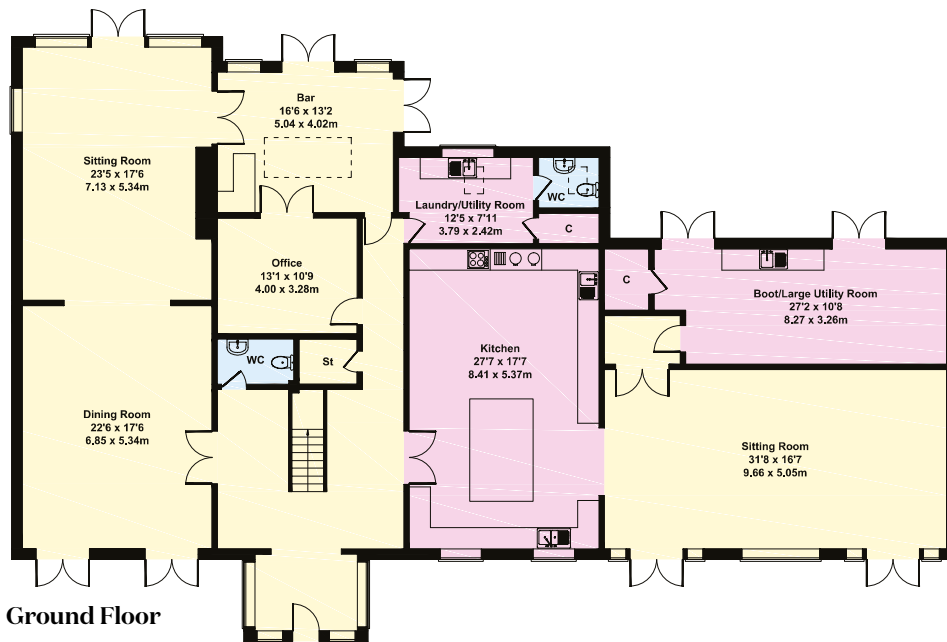
First Floor



Second Floor



Outbuilding



Ground Floor

Carport
27'7 x 23'2
8.41 x 7.07m

Large 5 Car Garage
39'7 x 30'2
12.07 x 9.19m

Approximate Gross Internal Area
7944 sq ft- 738 sq m
(Excluding Gym)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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