



The Dower House

Annery | Monkleigh | Bideford | EX39 5JN



BY DESIGN

Arrival & Setting

Approached along a long, tree lined drive, The Dower House reveals itself gradually.

Framed by mature woodland, the drive creates a gentle sense of separation before opening out to a cobbled parking area beside the house and its outbuildings. It is the sort of arrival that slows everything down almost immediately.

The setting feels private and contained, yet not isolated. A small number of neighbouring dwellings, evolved from the former estate, sit quietly within the wider landscape, giving a sense of presence without intrusion.

The house sits comfortably within its grounds of around 4.6 acres, with glimpses across the Torridge Valley and a natural sense of calm that comes from a place that has settled over time.

KEY FEATURES

Late Georgian country house with provenance - rare, enduring character and presence

Historic Annery Estate setting - depth, heritage and quiet distinction

Private setting in 4.6 acres - space, peace and complete privacy

Mature gardens shaped over decades - established, beautiful and ready to enjoy

Informal organic garden approach - natural, productive and low intervention living

Vaulted garden room with outlook - light filled, relaxed every day living

Eat-in kitchen with Aga - warm, practical hub of the home

Triple garage with annexe potential - flexibility for guests or secondary income

Extensive parking front and rear - effortless daily use and entertaining

Close to North Devon coast and countryside - beaches, walks and lifestyle on hand



History, Architecture & Character

The Dower House forms part of the historic Annery Estate, a North Devon holding with origins stretching back centuries and long associated with Tavistock Abbey and later prominent West Country families.

In the early 1800s, William Tardrew, a Bideford shipowner and local dignitary, commissioned the house as a residence for his mother-in-law. The principal mansion once stood nearby until its demolition in the late 1950s. What remains today is a rare and intact fragment of that earlier estate.

Architecturally, the house reflects the balance and restraint of the late Georgian period. Stuccoed elevations, a parapet roofline concealing a Welsh slate roof, and a continuous verandah supported by Doric columns give the house quiet presence without excess. The verandah provides shelter and a constant connection to the gardens, a place to sit, pause and take in the setting.

Importantly, the house is not listed. It retains its character while allowing flexibility for modern living. The accommodation extends to approximately 292 square metres, arranged in a way that feels balanced and entirely usable.

Internally, original features remain, including fireplaces, joinery and a particularly attractive central staircase, naturally lit by a bow window which draws light through the house.

















Gardens and grounds

The gardens are a defining part of The Dower House.

Extending to around 4.6 acres, they have been shaped over many years by the current owner, who has been in residence for around 40 years. This is not a landscape that has been recently designed. It has evolved gradually, with care, patience and a clear understanding of how the house should sit within its surroundings.

There is also a quiet, informal nod towards organic principles in how the grounds have been managed. While not formally certified, the approach has been consistent, working with the land and allowing planting and productivity to develop naturally.

Closer to the house, terraces, lawns and planted borders create structure, enclosed by mature trees which provide privacy and shelter. A paved terrace runs along the south facing elevation, overlooking a distinctive half moon shaped pond, with steps leading down into the gardens beyond.

The kitchen garden is a particular feature, arranged with shaped beds radiating from a central point and set within a more informal, cottage style garden setting.

A traditional greenhouse sits comfortably within this space, supporting year round growing, with fruit trees and productive planting integrated throughout.

It is easy to see how the garden becomes part of daily life here, from early morning walks with coffee to long afternoons that drift into evening.

Across the grounds, there is variety. Open spaces, sheltered corners, woodland and quieter areas that invite time to be spent outdoors. It is a garden that has been genuinely lived in and understood.









Outbuildings and parking

A former coach house provides what is currently used as a solid triple garage and offers potential for conversion into ancillary accommodation, subject to the usual consents. Previous consent has been granted, providing helpful context for future use.

Parking is well considered and suited to both daily living and entertaining. To the front, there is a convenient parking area for everyday use, while to the rear there is substantial additional space, allowing for a large number of vehicles when required.

To the rear of the house, a walled and cobbled courtyard creates a sheltered outdoor space, directly accessed from the kitchen and well suited to outdoor dining.

An additional outbuilding provides four separate stores, adding practical flexibility.

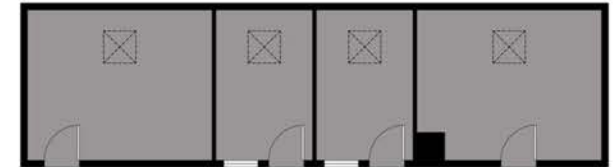
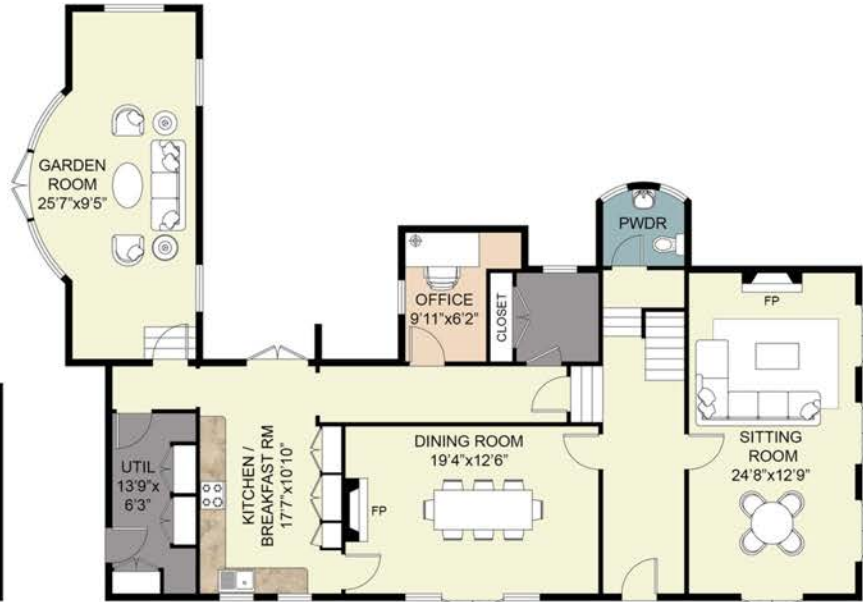
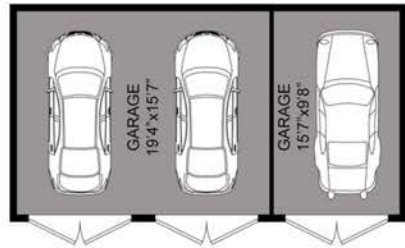
Sustainability and services

The house has been improved with a number of considered measures, including a biomass pellet boiler and solar panels discreetly positioned within the grounds. Secondary glazing, an electric Aga, private drainage, a well and water storage tank all contribute to the running of the property.





Floor plan

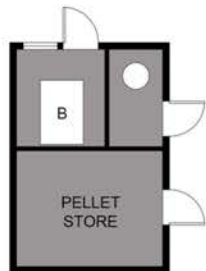


GARDENERS SHEDS

GROUND FLOOR



GREENHOUSE
37'2"x10'2"



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Approximate Gross Internal Area
3,144 sq. ft.
(Excluding Outbuilding)



TOTAL AREA = 4.63 ACRES APPROX.

THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS AND DETAILS ARE GIVEN IN GOOD FAITH BUT MUST NOT BE RELIED UPON AS STATEMENTS OF FACT. BUYERS SHOULD SATISFY THEMSELVES BY INSPECTION OR OTHER MEANS. MEASUREMENTS ARE APPROXIMATE. FLOOR PLANS AND PHOTOGRAPHS ARE ILLUSTRATIVE ONLY AND MAY BE ENHANCED DIGITALLY FOR MARKETING PURPOSES. SERVICES AND APPLIANCES HAVE NOT BEEN TESTED. PROPERTIES MAY BE WITHDRAWN OR SOLD WITHOUT NOTICE AND AVAILABILITY SHOULD BE CHECKED PRIOR TO VIEWING. IN LINE WITH MANDATORY MONEY LAUNDERING REGULATIONS, PROOF OF ADDRESS, IDENTITY AND SOURCE OF PURCHASE FUNDS WILL BE REQUIRED BEFORE A SALE CAN BE AGREED. THIS IS CARRIED OUT SECURELY VIA CREDAS, AN FCA REGULATED COMPANY, FOR A NOMINAL CHARGE OF £50 + VAT PER BUYER.

This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

The Dower House

LOCATION

The Dower House sits a little over a mile from Monkleigh, a well regarded village with a parish church, village hall, primary school and popular pub.

Bideford is within easy reach for day to day amenities, while Barnstaple provides a wider range of shopping, schooling and transport links.

The North Devon coastline is close by, with Westward Ho!, Instow, Saunton, Croyde and Woolacombe all readily accessible. Further west, the scenery becomes more rugged around Clovelly and the Hartland Peninsula.

Rail services from Barnstaple connect to Exeter in around 1 hour 15 minutes, with onward direct trains to London Paddington taking about two hours. In practical terms, London is reachable in around four hours door to door.

Exeter Airport is a little over an hour away and offers both UK and international flights.

There is a good choice of schooling locally, including village primary provision, secondary schools in Bideford and Great Torrington, and independent options such as Kingsley School and West Buckland School.

North Devon

The North Devon Link Road provides swift access east toward the M5 at Junction 27, with Tiverton Parkway offering mainline rail services to London Paddington in around two hours. Exeter Airport is approximately 34 miles away, with Bristol Airport reachable in under an hour and three quarters.

North Devon is a place that gets under your skin quietly, then stays. It is defined by contrast and balance. Wild Atlantic beaches and high, open moorland. Big skies and tucked-away valleys. Proper market towns with working harbours and countryside that still feels lived in rather than curated. Days here are shaped by light, weather and tide. Morning walks along cliff paths, afternoons spent inland among rolling farmland, evenings drawn back to the coast as the sun drops low and the air softens. It is a landscape that constantly invites you outside, whatever the season, and rewards those who slow down enough to notice it.

Life here is rich in the ways that matter. The coastline around North Devon is one of the most dramatic in the country, with long sandy beaches such as Woolacombe sitting alongside hidden coves and rugged headlands.

Inland, Exmoor National Park offers vast open space, dark skies, quiet roads and a sense of freedom that is increasingly rare. Add to that strong local communities, excellent schools, independent food producers, traditional pubs and a pace of life that feels grounded and human, and it becomes clear why so many people come here for a weekend and stay for a lifetime. North Devon is not about retreating from life, but about living it better.



By Design North Devon & Exmoor

PHONE: 01271 611 202

EMAIL: GRAHAM.COTON@BYDESIGNHOMES.COM



BY DESIGN