

6 Bed House

Willesleigh House and Apartment Goodleigh, Barnstaple, EX32 7NA

Asking Price

£1,500,000



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Tucked away down its own private road, screened by mature trees and gated well back from the lane, Willesleigh House is the sort of home that reveals itself slowly, and rewards those who take the time to look. The name itself is telling: it is said to mean "meeting of the springs", and once you have spent an hour here, walking the grounds and listening to the water, you understand exactly why.

This is a property with genuine history in its bones. Formerly part of a far larger mansion and estate, one that in centuries past stretched across some fifteen hundred acres and took in the whole of the surrounding village, Willesleigh House traces its ownership back through the Duke of Bedford's estate to the Bishop of Tavistock. Listed heritage features remain throughout, quiet reminders of a story that stretches back generations. It is rare, in our experience, to find a home that carries this much character while sitting so comfortably within easy reach of everyday life.

And that balance is the heart of Willesleigh's appeal. For all its seclusion, this is not a house lost at the end of the world. Barnstaple is barely a ten minute drive away, with the Link Road close at hand and the whole of North Devon opening up beyond it. The golden sands of Saunton, Croyde, Putsborough and Woolacombe are an easy run to the west, the Tarka Trail threads through the countryside nearby, and the village itself sits just a gentle stroll down the hill, with its own community close by. You have the deep privacy of somewhere remote, and the convenience of somewhere connected. As we so often say to buyers searching for space and seclusion, you do not need five acres to feel a world away. You need the right position, and Willesleigh House has it in abundance.

DETAILS

As you make your way in along the private drive, cobbles underfoot in places where horses and carriages once passed, the sense of arrival builds beautifully. The grounds open out around you, generous, green and utterly private, the handsome rendered elevations softened by climbing wisteria, with parking in abundance and provision already made for electric vehicle charging. Whether it is three cars or a driveway full for a gathering, there is room here to spare.

Step through the front door and the house makes its first, and perhaps its finest, impression. The reception hall is a real showpiece, laid with a striking Victorian geometric tiled floor and rising to a wide staircase that sweeps up beneath an elegant arched opening, with decorative plasterwork overhead and space enough to greet guests in real style. It sets the tone perfectly for what follows: a home of generous proportions and period character at every turn.

The principal reception rooms are gracious and beautifully light. A splendid drawing room, well suited to entertaining, centres on a handsome marble fireplace beneath ornate cornicing, with double doors opening through to a dining room beyond, where further French doors lead straight out onto the terrace and the garden. There is a comfortable study, its arched alcoves and open fireplace lending it a warm, characterful air, and throughout the house original features abound: marble and cast iron fireplaces, deep skirtings, picture rails and fine detailing that speak to the quality of the build. Moving upstairs, the staircase climbs towards one of the house's most memorable features, a beautiful oval domed roof light set into the ceiling, its plaster mouldings drawing the eye upward and flooding the stairwell with natural light. The bedrooms are a delight, generous and full of character, among them a wonderful principal room comfortably arranged around a carved four poster bed, with a window seat framing the view and its own quiet sense of occasion. Higher still, a self contained upper floor offers its own inviting sitting room, thoughtfully placed to make the very most of the far reaching outlook, binoculars on the sill and the countryside laid out beyond the glass. It lends itself readily to guest accommodation, an annexe, or a continuation of the income the house already enjoys. The house is, in truth, ready for its next chapter. Loved and cared for over many years, it offers a rare opportunity to take a home of genuine substance and character and, with a little updating here and there, make it entirely your own.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-





At the heart of its appeal is the setting. South facing and drinking in the light, with the sun swinging round to the front through the middle of the day, Willesleigh House looks out over simply superb far reaching views, across the rolling patchwork of hedged Devon fields and away to the countryside and the sea views across to Braunton Burrows and the Atlantic beyond. This is an outlook to linger over with a morning coffee, or to watch soften into evening.

Beyond the main house, there is a wealth of further space and possibility that will set imaginations racing. A wet room and kitchenette have been created and newly serviced, quietly waiting to be switched on, and useful outbuildings and a timber garage offer scope aplenty. The current owner's own vision, French doors onto a terrace, a garden room for guests, was only ever a starting point. For a buyer with a little flair, the opportunities here are considerable. There is also a private road from Willesleigh House down to the village of Goodleigh.

Then there is the water, and this is where Willesleigh House truly sets itself apart. Fed by natural springs, the grounds are laced with a historic system of stone built channels and chambers, the work of monks centuries ago, who brought fresh water down through the land and stocked fish for the table. An underground irrigation network runs on several levels, and each year as the water table rises through the colder months, the features fill and flow, and the grounds come alive with the sound of moving water. It is a genuinely unusual and rather magical feature, and one that speaks to just how special this place is.

Little wonder, then, that Willesleigh House has such a track record as a retreat. Run discreetly and by invitation only, it has drawn a steady stream of five star praise from guests who value its privacy above all, and it continues to generate a healthy income for those who wish to carry that on. Weddings, filming, lifestyle escapes: this is a home that lends itself to whatever its next owner might dream up.

Homes like Willesleigh House do not come along often. Private, historic, income generating and beautifully positioned within striking distance of both Barnstaple and the coast, it offers a genuine lifestyle change for someone ready to fall in love with North Devon. Early viewing, as ever, comes highly recommended.

DIRECTIONS

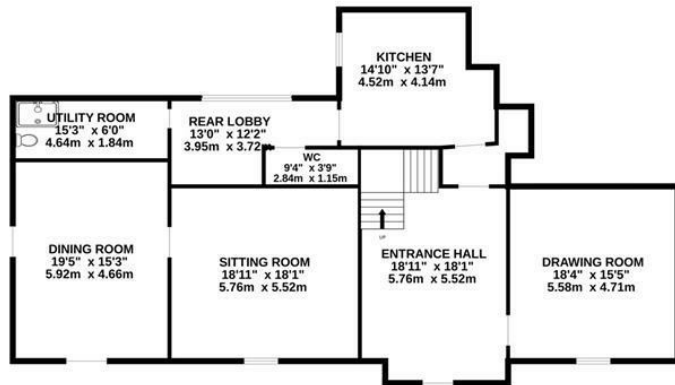


VIEWING

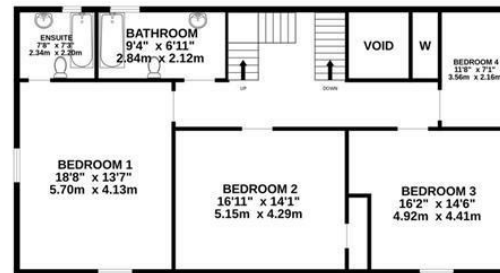
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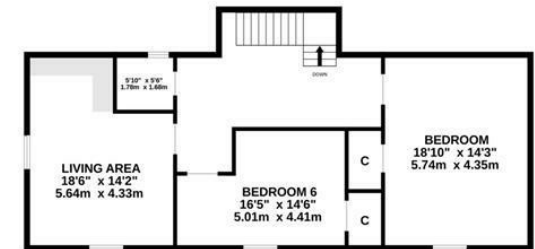
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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