



The Manor House - Whole







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East Ogwell, Newton Abbot, Devon, TQ12 6AS

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

A substantial Grade II listed manor house dating from the 13th Century, featuring elegant Victorian additions, located in the heart of a charming South Devon village with formal gardens, range of traditional buildings and a paddock

- Elegant 13th century dwelling
- Impressive period features
- 4 Double bedrooms
- Attractive formal garden
- Freehold
- 4523sqft of accommodation
- Spacious reception spaces
- Traditional stone outbuildings
- 1.02 acres of total ground
- Council Tax Band G



Guide Price £895,000

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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. Further to this, to the rear of the property, is a separate access to a small pasture paddock adjoining neighbouring properties and the village tennis court.

ACCOMMODATION

The ground floor offers versatile and well-proportioned reception spaces, including a formal drawing room and a dining room. Both rooms feature fine outlooks over the gardens and bespoke fireplaces finished with ornate Ogwell Marble. To the rear, a light-filled garden room provides a more informal living space, complete with a wood-burning stove and direct access to the grounds

The kitchen/breakfast room is fitted with a range of traditional wooden base units and features an oil-fired AGA alongside a separate electric oven; the layout allows ample space for a breakfast table or soft seating. Practicality is provided by a separate utility room with plumbing for appliances and a guest cloakroom.

The first floor comprises three of the four double bedrooms. The principal suite is particularly impressive, enjoying a pleasant aspect over the formal gardens and benefiting from built-in storage and a spacious en suite bathroom with both a bath and separate shower. The two further double bedrooms on this level are served by both a family bathroom and shower room as well as a separate cloakroom, all are accessed from the main landing.

A landing on the second floor offers a useful storage area and a separate storeroom. This level is dedicated to a charming guest suite, featuring a double bedroom with exposed A-frame beams, integrated wardrobes, and a private en suite shower room.





GROUNDS

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.

Beyond the rear courtyard is a further area of ground currently used a chicken pen, with access to wooden stores adjoining the neighbouring property and a separate road access. This area leads into a pasture paddock of approximately 0.47 of an acre, suitable as a pony paddock or as an orchard. This area could also offer an opportunity for development, subject to the necessary consents.

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.

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

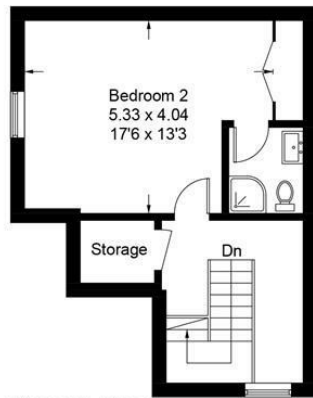
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

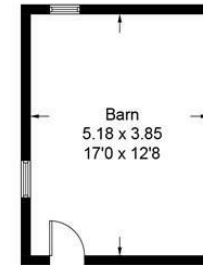
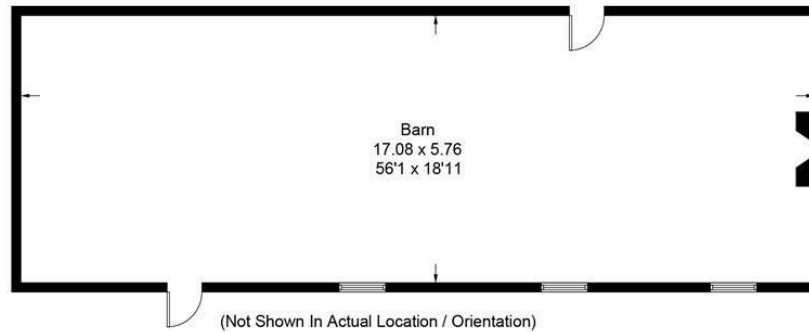
From Newton Abbot proceed on the A381 towards Totnes, continuing through Wolborough and out of the Town. At the first roundabout take the third exit signposted to Ogwell, continue for ¼ of a mile and take the third right at Ogwell Green Cross signposted to East Ogwell. Proceed down the hill, passing 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

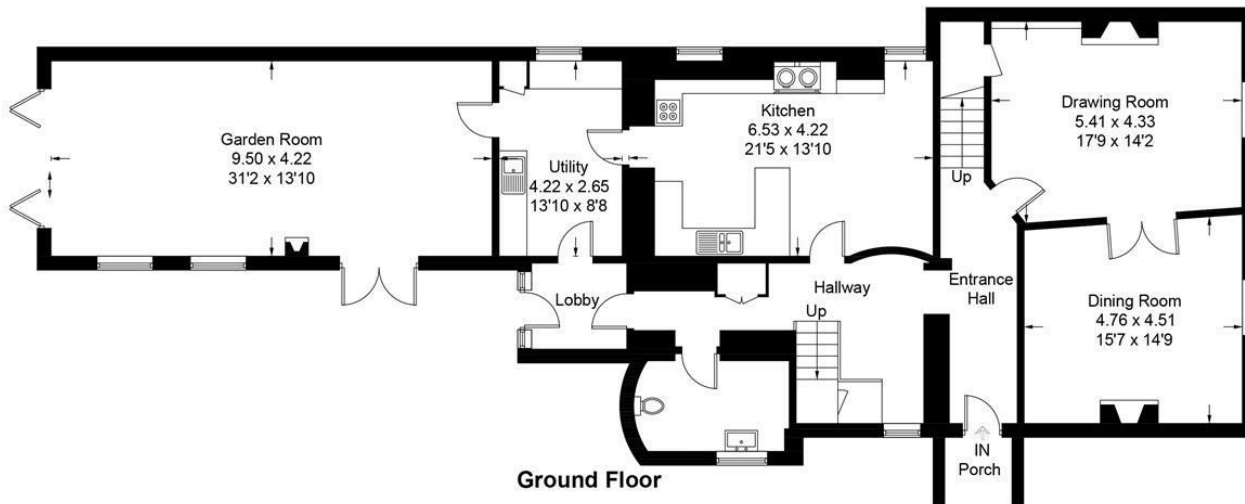
Approximate Gross Internal Area = 420.2 sq m / 4523 sq ft



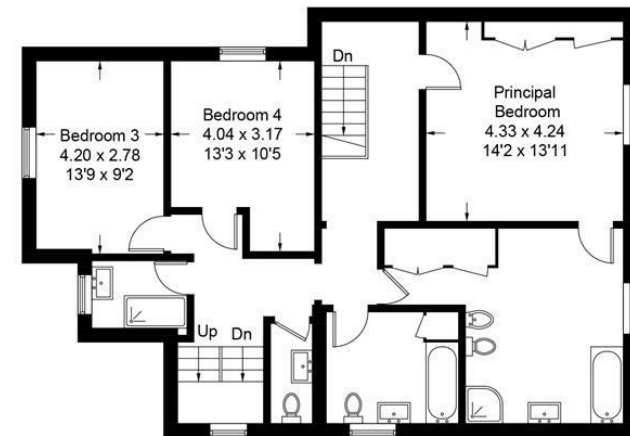
Second Floor



(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	



