

The Old Rectory







The Old Rectory,

Bittadon, Barnstaple, Devon, EX31 4HN

Barnstaple, the Coast at Woolacombe & Exmoor - all about 6 miles

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A handsome detached former Victorian Rectory - circa 1840 - set in well established, secluded gardens & grounds of 2.9 acres, in a quiet & convenient semi rural location

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- Porch, Entrance Hall, 3 Reception Rooms
- Conservatory, 5 Bedrooms, 2 Bathrooms
- Beautiful 2.9 Acre park like grounds
- Adjoining 6.6 acres pasture available in addition
- Ornate cast iron electric entrance gates
- Kitchen/Breakfast Room, Utility, Pantry
- Double Garage, Ample Parking, Outbuildings
- Energy & income from wind turbine £12-18K
- Many notable character features
- Council Tax Band G. Freehold

Guide Price £924,999

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION & AMENITIES

Bittadon is a timeless Hamlet, located in a highly convenient position within easy reach of the North Devon coastline, Exmoor National Park and regional centre of Barnstaple. The property is within easy access of the surrounding villages of Marwood, Milltown and Muddiford, which offer a good range of local amenities – including public house which serves food, church, primary school and the beautiful Marwood Gardens, which is open during the Summer months. The regional centre of Barnstaple is around 6 miles away and offers an excellent range of shops, amenities, business and leisure pursuits, as well as ancient Pannier Market, live theatre and district hospital. The coast is also nearby. Ilfracombe is just over 4 miles, whilst the world-renowned sandy surfing beaches and rugged coastal walk with breath-taking scenery at Woolacombe is around 6.5 miles. Saunton (also with Championship Golf Course) and Croyde are a little further afield. Exmoor National Park is about 6 miles also, and is renowned for its spectacular scenery with undulating moorland and pasture, bisected by rivers and streams running down through deep wooded combes to the coastline below. The area is well served by excellent state and private schools, including West Buckland, Kingsley at Bideford and Blundell's at Tiverton. From Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway nearby offers a fast service of trains to London Paddington in just over 2 hours. There are also train services from Barnstaple connecting to Exeter. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

The Old Rectory comprises a substantial and very elegant detached character residence of Victorian origin, which presents elevations of stone with a number of Gothic-style arched windows, beneath a slate roof. Internally, the property retains many original character features, including window shutters, some quarry tiled flooring, decorative carvings, enhanced by later additions including a splendid double-height stained glass window above the staircase – designed by James Patterson and which floods the staircase and landing with coloured light when the sun shines through it. The accommodation is spacious and versatile, and the house is complemented by superb, well-established secluded gardens of about 2.9 acres, which feature masses of specimen plants, shrubs and trees. The house is approached from the lane by a pair of impressive bespoke cast-iron gates, with matching side pedestrian gate, which are electrically operated and add kerb appeal, privacy and safety. These are flanked by newly-built drystone walls. Other enhancements since 2021 include new roof, complete refurbishment including new batons, felt and replacement tiles, providing long-term durability and weather protection. The chimney stacks were also re-built. The entire house has been professionally re-pointed, improving structural integrity and aesthetic appeal. All exterior windows have been re-painted, refreshing the home's classic style. A brand-new hot water tank has been installed, improving energy efficiency and daily comfort. Three new skylights have been installed in the attic space, bringing natural light and potential to the upper level. The garage has a new roof and modern re-cladding, enhancing both utility and appearance. Trees close to the house have been professionally trimmed for safety and light. New fencing has been installed along the lane for boundary definition and privacy, with attractive farm style gates added at right of way and field access points. The greenhouse has been re-set and restored. The house also benefits from a modern air source heat pump heating system, and there is 17.8m tall wind turbine which provides a generous tax-free income (details are outlined later in these particulars). The guide price quoted includes the formal gardens of around 2.9 acres. There is an adjoining 6.6 acres of pasture, which can be bought by separate negotiation if required, and this is separately accessed. The turbine is situated within this land, but whether the additional land is purchased or not, the turbine will be sold with the property. The pastureland is considered ideal for those interested in equestrian pursuits. This is certainly a quality property which needs to be viewed internally to be fully appreciated. The paddock overlooks the valley beyond and is complemented by new total perimeter fencing and gates..













ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE PORCH. Inner door to ENTRANCE HALL with ornate quarry tiled flooring, coats pegs. Arched doorway to MAIN HALL stairs rising to First Floor (described later), access to WINE CELLAR, various stained-glass windows and door inserts. SITTING ROOM a delightful room with wood burning stove set within exposed stone surround and wall, tiled hearth, arched window to side elevated with window shutters. French doors lead to CONSERVATORY with hardwood double glazing enjoying an open outlook over the GARDENS and French doors leading out onto the TERRACE. DINING ROOM arched window to the side elevation enjoying views over the garden with window shutters, ornate fireplace with decorative carving, beech flooring. STUDY arched window to the front elevation with window shutters, shelving to chimney recess. KITCHEN/BREAKFAST ROOM a dual aspect room with arched window to the front elevation with window shutters, excellent range of units by Smallbone in white ash, matching wall and base cupboards with a sink set into granite work surfaces, integrated double oven, 4-ring ceramic hob with extractor over, fridge/freezer, microwave oven and dishwasher. UTILITY ROOM arched window to side elevation with window shutters, base unit with stainless steel sink, space for washing machine and tumble dryer, oil-fired boiler for central heating and domestic hot water, water filtration system and the electronics for the air source heat pump, as well as controls for the wind turbine. Door to side elevation and INNER COURTYARD, where there are three SHEDS (fuel, tool and recycling). A secondary staircase rises to 1st Floor Landing. PANTRY providing further storage. WET ROOM arched window to rear elevation with window shutters, vanity wash hand basin, low level wc and walk-in shower.

FIRST FLOOR

Double-height stained mullion glass window designed by James Patterson of Bideford. Hatch access to loft space via a retractable aluminium ladder – part-boarded and insulated, ideal for storage. Within the INNER LANDING is a cupboard housing the hot water cylinder. Arched doorway to BEDROOM 1 arched window to the side elevation overlooking the garden, vanity wash hand basin, partially exposed A-frame. BEDROOM 2 two windows to side elevation overlooking the garden, vanity wash hand basin, built-in wardrobes, partially exposed A-frame. BEDROOM 3 window to front elevation, built-in wardrobes, vanity wash hand basin, partially exposed A-frame. BEDROOM 4 a dual aspect room with window to front and side elevation, partially exposed A-frame. BEDROOM 5 window to side elevation, built-in storage cupboard, shower cubicle, partially exposed A-frame. SHOWER ROOM window to rear elevation, low level wc, pedestal basin, double shower cubicle, chrome heated towel rail. SEPARATE CLOAKROOM with low level wc and wash hand basin.

OUTSIDE

The property is approached through the impressive cast-iron gates over a cattle grid to an area of brick-paved driveway, providing extensive parking and turning space. The DETACHED DOUBLE GARAGE has a new up-and-over electric door, power and light connected. The well-tended GARDENS are a labour of love for the owners and are a particular feature, surrounding the house and comprising sweeping lawns, wooded areas, banks of well-established specimen plants, shrubs and trees. There is a good-sized TERRACE surrounding the property to the front and side elevations, enjoying a Southerly aspect. The gardens have been planted in order that there is colour and interest all year round, as well as to provide a high degree of privacy and seclusion. Pathways and walkways intersect the grounds, which are basically arranged as a series of external 'rooms'. There is a SUMMERHOUSE with power and light connected, as well as STORE to the rear and GREENHOUSE. Steps leads up a further TERRACED AREA. From this section there is also vehicular access to the PADDOCK beyond, where the wind turbine is situated, with this paddock also benefitting from separate vehicular access from the lane.

SERVICES

Mains electricity (3 phase connected/single phase). Air source heat pump providing central heating with an oil-fired boiler as back-up. Private well with back-up private borehole water supply. Private drainage (septic tank). High speed fibre optic connected.

WIND TURBINE

Situated in the paddock to the rear of the property is the 17.8m Gaia 11k/w (Mark II) wind turbine. This was installed in December 2012 and benefits from a tax-free tariff until 2032. Since it was installed, as well as providing most of the electricity to the property, we are informed that the average income that has been provided is between £12-18K per annum.

SPECIAL NOTE

There is a public footpath which runs across the Southern boundary along the stream at the far extremity of the property. This is not visible from the house.

DIRECTIONS

From Barnstaple follow signs for the A39 towards Lynton until reaching the roundabout with the North Devon District Hospital on your right. Continue straight across at the roundabout and after a short distance take the left-hand turning signposted Muddiford onto the B3230. Follow this road passing through the village of Muddiford and Milltown and stay on the road for a further 2.5 miles. Turn right at Centerey Farm (a small holiday complex) and proceed for a short distance, where the entrance gates to the property will be seen on the right-hand side.

Approximate Gross Internal Area = 320.2 sq m / 3447 sq ft
(Excluding Outbuilding & Including Garage)

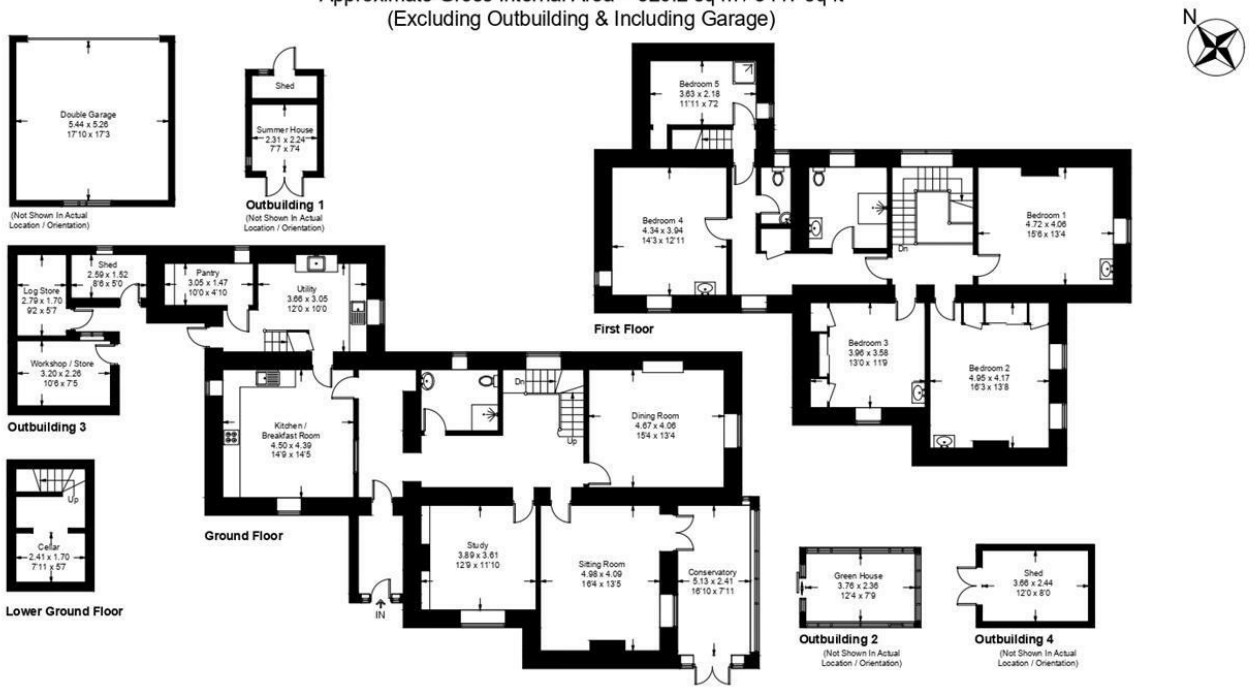
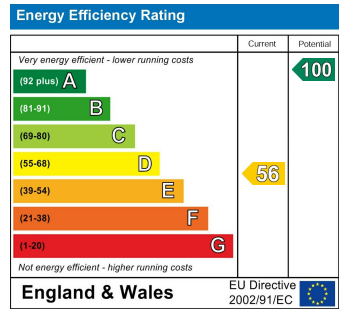


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1212592)



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