

KINGSWOOD HOUSE



Highampton, Beaworthy, Devon, EX21 5JS





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From: £999,000

A substantial architect designed individual contemporary country house set in a secluded location within grounds of about 24 acres and with over 5,800sq.ft. of accommodation including guest apartment and leisure suite with swimming pool, hot tub, gym and sauna, tower room with spectacular views as well as a detached residential lodge, stables with potential for conversion to a holiday let or annexe, and lakeside holiday lodges, subject to planning consent, paddocks, woodland and a superb lake of approximately 2 acres
For sale with multiple options.



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SITUATION

This impressive modern country house is set in a peaceful and secluded rural location within the area known as Ruby County (named after the Ruby or North Devon cattle of the area) It is surrounded by the attractive woods and farmland of West Devon, yet within easy access of local villages, towns, the coast and moors.

The House nestles within its extensive grounds which provides great privacy, the property is reached by a long drive leading from a minor country road.

The property is set near the rural hamlet of West Chilla and lies between the well served villages of Highampton, approximately 3.5 miles to the north east and Halwill Junction which is approximately 2.5 miles to the south, which offers local shops, a pub and primary school. The market towns of Holsworthy and Hatherleigh can both be reached within about 10 minutes by car. Holsworthy provides primary and secondary schooling, traditional shopping and supermarkets including Waitrose. It boasts possibly the largest and most modern cattle and produce market as well as auction rooms in the southwest. The historic small market town of Hatherleigh has a primary school, doctors surgery, banks, shops and pubs as well as auction rooms. Shebbear College which is an excellent local private school which takes boy and girl pupils from primary school age to sixth form.

The well served former market town of Okehampton lies about 15 miles to the south-east, again offering primary and secondary education, high street shopping, supermarkets, leisure centre and golf course. Just south of the town lies the A30 dual carriageway providing good access west into Cornwall or east to the Cathedral City of Exeter with its airport, mainline railway station and the M5 motorway. The wild expanse of the Dartmoor National Park lies just south of the town and Exmoor National Park is also within easy distance. Bude on the North Cornwall coast can be reached in under 30 minutes by car with its delightful coastal scenery providing cliff top walks and surfing beaches. The Bude canal home of the Bude angling club meanders through the wetland nature reserve with its footpaths and cycling tracks and terminates with a sea lock at the very large Summerlease sandy beach - A perfect place to keep a boat with safe winter moorings either on the canal or on hard standing beside the water. Crooklets the other beach at Bude is a magnet for children exploring the numerous rock pools. The area is also well known for its fishing; a number of properties with coarse fishing lakes are nearby and there is also trout and salmon fishing on a number of rivers including the Rivers Tamar, Taw and Torridge.



DESCRIPTION

Set amidst pasture and woodland, this house is set in the peaceful surrounds of Ruby County in West Devonshire. It provides complete privacy in a secure location. The house was completed in 2002, designed by architect Daniel Lloyd, and built to the owner's specification to a very high standard. The house is built on four levels. All windows and doors are double glazed and oil-fired central heating is installed. The Mediterranean influenced design of the house incorporates many individual features including a leisure suite on the ground floor with indoor heated swimming pool, Steam room, Jacuzzi, gym, sauna and WC Shower room as well as a self-contained integral guest apartment. Approached by an impressive flight of steps to the front door with a large portico, a central staircase leads up to the principle accommodation on the first floor which has level access to the rear southerly aspect straight out to the gardens with a large sun terrace and overlooking the jewel of the grounds; the two acre lake with its four islands.

The delightful open plan bright interior has a welcoming feel and is heated by oil-fired central heating and for that extra comfort on a cold winters day midway in the lounge an inset glass fronted twin fanned wood burner sending heat into the lounge and ducting hot air to the office and tower. Double glazed windows and doors throughout. In the centre of the main hall a spiral staircase leads up to the tower room with 360 degree views over the grounds and countryside beyond.

VENDOR'S COMMENTS

"Living at Kingswood House means waking up to glorious views from every window each morning. It means enjoying every season's changes and so much more

Kingswood is like a sheltered island. It is surrounded by its own land so it can be a perfect sanctuary. We have loved living here, entertaining our local friends and being entertained by them. The house is full of light and the Tower has proved a wonderful design feature, especially for the grandchildren."

The property is reached by its own private drive leading through the grounds down to the stables, an area with a polytunnel and extensive gravelled parking on two sides of the house give access to two integral garages and workshop. A further fork in the drive leads off to a separate detached wooden lodge with residential use could be let providing a useful income. The integral guest apartment can either be used as part of the main accommodation or also could be let to provide further income. Around the house the delightful wooded grounds bordered by two small streams opens out to an impressive lake with the main island reached by a bridge with a summerhouse and barbecue area. The delightful informal gardens are frequently opened to the public. Beyond the gardens and lake are woodlands comprising a mixture of natural broadleaf woods and younger conifer plantation leading to open areas as well as three paddocks.



Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

From the gravelled drive a flight of stone steps lead up to the Porch and front door to:

ENTRANCE HALL

27' 3" x 11' 3" (8.31m x 3.43m)

With solid panelled front door with stained glass to either side; tiled floor with inset compass motif; central staircase with turning banisters leading up to the main floor and with wall light points. Four steps lead down to the rear to a door with access to the Leisure Suite, Utility, Guest Apartment and Garages. 2 radiators. Proceed up the main stairs to:

MAIN HALL

34' 5" x 14' 7" (10.49m x 4.44m)(max including stairwell)

An impressive open plan living space with central cast iron spiral staircase leading to the Tower Room above; 13' ceiling height; galleried landing area to front; further hall gallery with door out beyond the stairwell to the balcony over the front door. Central heating thermostat. All first floor rooms re accessed from this central hall. Wide arch leading through to the rear to:

LIVING ROOM

46' 11" x 15' 11" (14.3m x 4.85m)(max)

Three sets of double glazed French windows open to a large Terrace of 21m x 5m with views over the Lake. The central sitting room wall houses a picture frame Wood Burner. This is double fan assisted and sends hot air into the sitting room and also via ducting to the Tower and Office. Hatch to kitchen; radiator; coved ceiling; built-in fireplace. To the end is a further area with two radiators window to side overlooking the gardens with two deep walk in cupboards set under the roof. One currently used as a wine store the other a storeroom.

LIFT ROOM

13' 8" x 7' 6" (4.17m x 2.29m)

The lift is very useful for the disabled or able-bodied people. It is also accessed from the hall. The lift is suitable for a wheel chair. Because the lift is next to the Garage it is also convenient for taking the groceries to the kitchen and logs to the sitting room. The lift room is also used for cloaks.



OFFICE/POTENTIAL BEDROOM

24' 0" x 11' 4" (7.32m x 3.45m)

This room could convert to large extra bedroom ensuite with adjoining smaller office.

French windows to side opening to a Juliette balcony with outlook over the gardens; radiator

GUEST W.C.

Accessed from the Landing with tiled floor; WC; hand basin; radiator; extractor fan.

DINING ROOM

15' 11" x 14' 2" (4.85m x 4.32m)

Accessed from the Hallway by a wide open archway with arch French window to side opening to a Juliette balcony with views to the woodland; 10ft ceiling height; 2 radiators; coved ceiling.

KITCHEN

16' 0" x 13' 8" (4.88m x 4.17m)

The fully fitted kitchen with an attractively tiled central island has open access from the dining room and serving hatch to breakfast room. It has double aspect windows and a Juliette balcony with woodland view; further French windows and glazed back door to rear with southerly aspect leading out to the patio, lake and grounds. Coved ceiling; radiator; part tiled walls; fitted with an extensive range of wall and floor mounted kitchen units with built-in electric oven/grill; 2 fridges; dishwasher; extractor fan as well as a matching dresser unit and breakfast bar.



MASTER BEDROOM

16' 0" x 13' 3" (4.88m x 4.04m)

Large arched window to front opening out to Juliette balcony with lovely views over the wooded grounds and further windows to either side. Radiator; coved ceiling; doors to Hall Gallery; Dressing Room and to;

EN SUITE BATHROOM

18'4" x 14'9" (5.6m x 4.5m)

Marble tiled floor with underfloor heating; window to side; coved ceiling; extensive range of fitted cupboards, shelves and dressing table. Bath with mixer shower top; WC; hand basin in vanity unit; tiled shower cubicle with mains shower; part tiled walls.

DRESSING ROOM

14' 5" x 5' 8" (max) (4.39m x 1.73m)

Radiator.



GUEST BEDROOM

13' 9" x 13' 0" (+ lobby) (4.19m x 3.96m)

Dual aspect arched windows with Juliette balcony to front and window to side overlooking the grounds. Radiator.

EN SUITE SHOWER ROOM

Marble tiled floor; part tiled walls; WC; hand basin; tiled shower cubicle with mains shower; radiator.

TOWER ROOM

20' 0" x 20' 0" (6.1m x 6.1m) (approx)

This room has three quarter length sliding double glazed windows the entire length of all four walls affording superb views over the Lake, shrubbery, lawns and tree top views of the woodland. Above the Tower is a much smaller room previously used by the owner's son for his hobby of astronomy.



GROUND FLOOR

LEISURE SUITE

On the ground floor is a Swimming Pool and a Six Person Jacuzzi with French doors opening on to the sheltered pool terrace and attractive walled garden with steps leading up to the Lake.

GYM

23' 11" x 15' 11" (7.29m x 4.85m)

Adjoins the Pool Room with doors off to a Wet Room/Steam Room and a Sauna. A lift from the gym takes you to the first floor. Another door leads to the garage and finally another leading to the utility room.

SAUNA

7' 5" x 5' 4" (2.26m x 1.63m)

Electrically operated; pine clad with benches.

SHOWER ROOM

5' 11" x 5' 5" (1.8m x 1.65m)

Wet room style with fully tiled walls and floor; pedestal hand basin; WC; shower; radiator.

SWIMMING POOL ROOM

45' 11" x 24' 7" (14.0m x 7.5m)

An impressive triple aspect room with high ceiling and wide window to front; two port-hole windows to side and with French windows to the rear southerly side leading out to a sheltered patio with steps leading up to the main gardens and grounds. Two air conditioning units.

6-PERSON ELECTRICALLY OPERATED JACUZZI.

SWIMMING POOL

30' 0" x 15' 0" (9.14m x 4.57m) (approx.)

Heated by the main oil-fired heating system.

INTEGRAL GARAGE

20' 0" x 16' 0" (6.1m x 4.9m)

Automatic up-and-over garage door.



UTILITY ROOM

20' 8" x 5' 4" (6.3m x 1.63m)

Tiled floor; radiator; Airing Cupboard with hot water cylinder, immersion heater and slatted shelves. Fitted cupboards with worktops; Tall freezer, Washing machine, Clothes dryer and inset sink.

A Fire door leads off to the second

GARAGE,

With up-and-over garage door giving access to the drive to the side of the house. Workshop,

STORE ROOM

68' 10" x 16' 4" (21m x 5m)

A Very large storeroom, (would make a great games room or home cinema) (21m x 5m).

BOILER ROOM

with the oil-fired boiler for the central heating and hot water as well as heating the Pool and Apartment.

**GUEST APARTMENT**

NOTE If a new owner would prefer the apartment to be converted into Three Bedrooms En Suite, the conversion would be a simple matter as all services, although concealed, are in-situ.

KITCHEN/DINING ROOM

15' 11" x 15' 8" (4.85m x 4.78m)

French windows to side leading directly out onto a small terrace and the drive providing level access with windows to either side. Fitted kitchen with a range of cupboards and worktops with electric oven and grill; electric hob; one and a half bowl sink and extractor hood. Radiator.

LIVING ROOM/POTENTIAL BEDROOM

15' 11" x 13' 8" (4.85m x 4.17m)

A dual aspect room with 2 windows to side and window to front; radiator.

BEDROOM

13' 8" x 11' 1" (4.17m x 3.38m)

Two windows to side; radiator; walk-in wardrobe with light, two rails and shelf.

EN SUITE SHOWER ROOM

With WC; pedestal hand basin; mains shower cubicle; extractor fan and electric fan heater.



RESIDENTIAL LODGE

38' 4" x 23' 3" (11.7m x 7.1m)(overall)

A two-bedroom Timber Lodge with the added benefit of planning consent as a permanent independent dwelling. Set in a secluded part of the garden surrounded by woodland. Subject to planning this could be demolished and rebuilt as a three bedroom bungalow with standard materials, i.e. stone, brick or block, etc.



OUTSIDE

DRIVE ACCESS AND PARKING

The property is reached by a long private drive passing through the grounds and leading to extensive gravelled parking by the house. A fork leads off the drive to the residential Lodge and a second drive used for commercial vehicles branches off the main drive leading back to the road.

GARDENS

The gardens and grounds provide a delightful setting with various terraces, lawned areas, a bog garden, shrubberies, formal garden, lawned garden with wildlife pond to the front adjoining an area of woodland running down to a stream.

LAKE

The Lake, approximately two acres, has four islands, the barbecue island has a bridge leading to a summer house with mains water and electricity connected. On a second island with a bridge, daffodils, primroses and violets abound in the spring. The remaining islands are accessible only by boat and are a haven for wild life.

PADDOCKS

three paddocks with traditional bank hedgerows lying adjacent to the stables.

POLY TUNNEL

60' 0" x 18' 0" (18.29m x 5.49m) (approx.)

With adjoining vegetable garden.



LARGE STORE SHED 16' 4" x 13' 5" (5.0m x 4.1m) (For House)
SMALL STORE SHED 16' 4" x 7' 2" (5.0m x 2.2m) (For the Lodge)
Large LOG STORE.

STABLES

Two Stables with hay and food store/third stable and Tack Room built in similar stone as the house. Set below three paddocks of approximately SIX ACRES of pasture.

UNDERCOVER STORE 15' 7" x 15' 3" (4.75m x 4.65m)

FEED STORE 15' 1" x 11' 3" (4.6m x 3.43m)

BOX ONE 12' 2" x 10' 9" (3.71m x 3.28m)

BOX TWO 12' 2" x 11' 5" (3.71m x 3.48m)

TACK ROOM

IN THE AREA

There are many miles of bridle ways nearby and also footpaths and bicycle tracks through Ruby County. The surfing beaches of Widemouth Bay and Bude are a short drive away as are Dartmoor, Bodmin Moor and Exmoor. Bude with its beautiful canal which has a sea lock is an ideal place to keep a boat. There are drying out moorings and for the winter the canal or hard standing beside the canal. The coastal paths of Devon and Cornwall are possibly the most dramatic and beautiful in England.

AGENTS NOTE

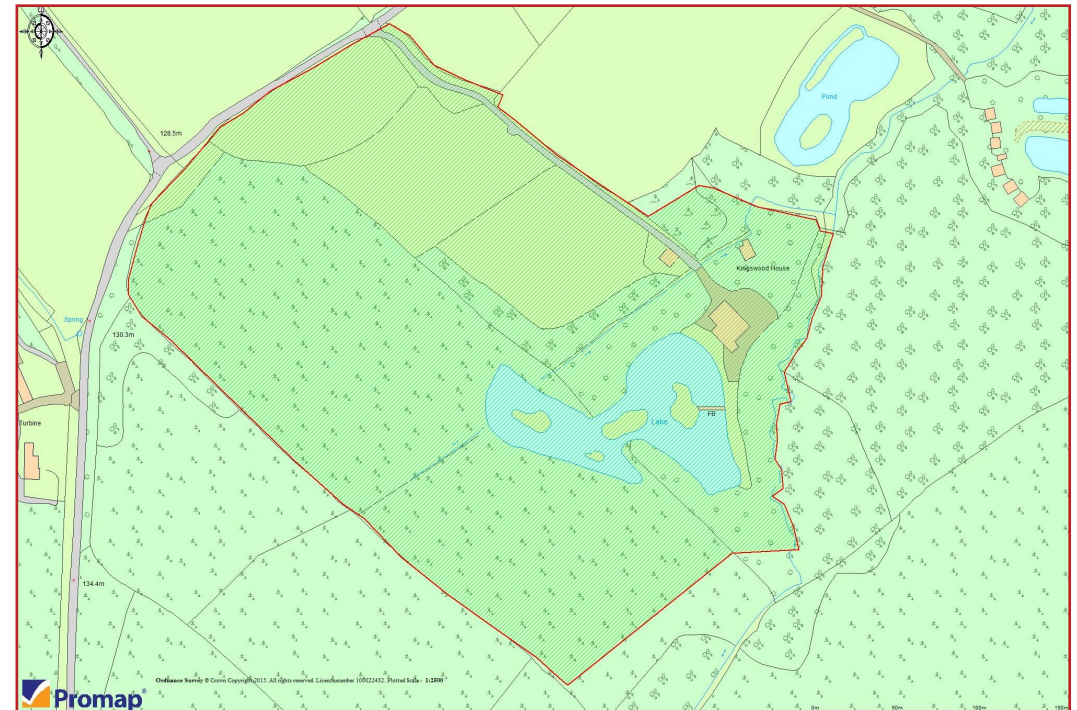
The owners of Kingswood House spend a lot of time in France and wish to buy a house in France to be nearer their son and his family. They would accept a coastal property in Brittany or a small villa in the winter sun. The Canary Islands preferred or both as part exchange.

SERVICES

Mains electricity; private drainage; mains water supply; oil-fired central heating to house and apartment. Telephone and Broadband available subject to BT regulations.

OUTGOINGS

We understand the house is in Band G for Council Tax purposes, as assessed by Torrington District Council. The Guest Apartment is assessed as Band A and the Lodge is assessed as Band A also.



VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From Okehampton follow the signs onto the A3079 signposted for Halwill Junction and Holsworthy. Continue through Halwill Junction and on to the junction with the A3072 at Dunsland Cross. Turn right towards Highampton and Hatherleigh. After about two and a quarter miles turn right signed for Chilla. The signed entrance to the drive is on the left on a bend after about 0.8 of a mile, being the second entrance. Proceed down the drive through the grounds, bearing right down to the house.

PURCHASING OPTIONS:

Total land 72. 73 Acres Approximately

House & Garden 5.4 acres **£999,000.00**

Lodge & 1 acre **£48,000.00**

Stable paddocks and veg garden 7.259 acres **£50,813.00**

Woodland & paddocks 10.687 acres **£64,122.00**

Woodland 48.384 acres **£290,304.00**

House & Garden 5.4 acres + Lodge & 1 acre **£1,047,000.00**

House & Garden 5.4 acres + Lodge & 1 acre
Plus Stable paddocks and veg garden 7.259 acres **£1,097,813.00**

House & Garden 5.4 acres + Lodge & 1 acre
Plus Stable paddocks and veg garden 7.259 acres
Plus Woodland & paddocks **£1,161,936.00**

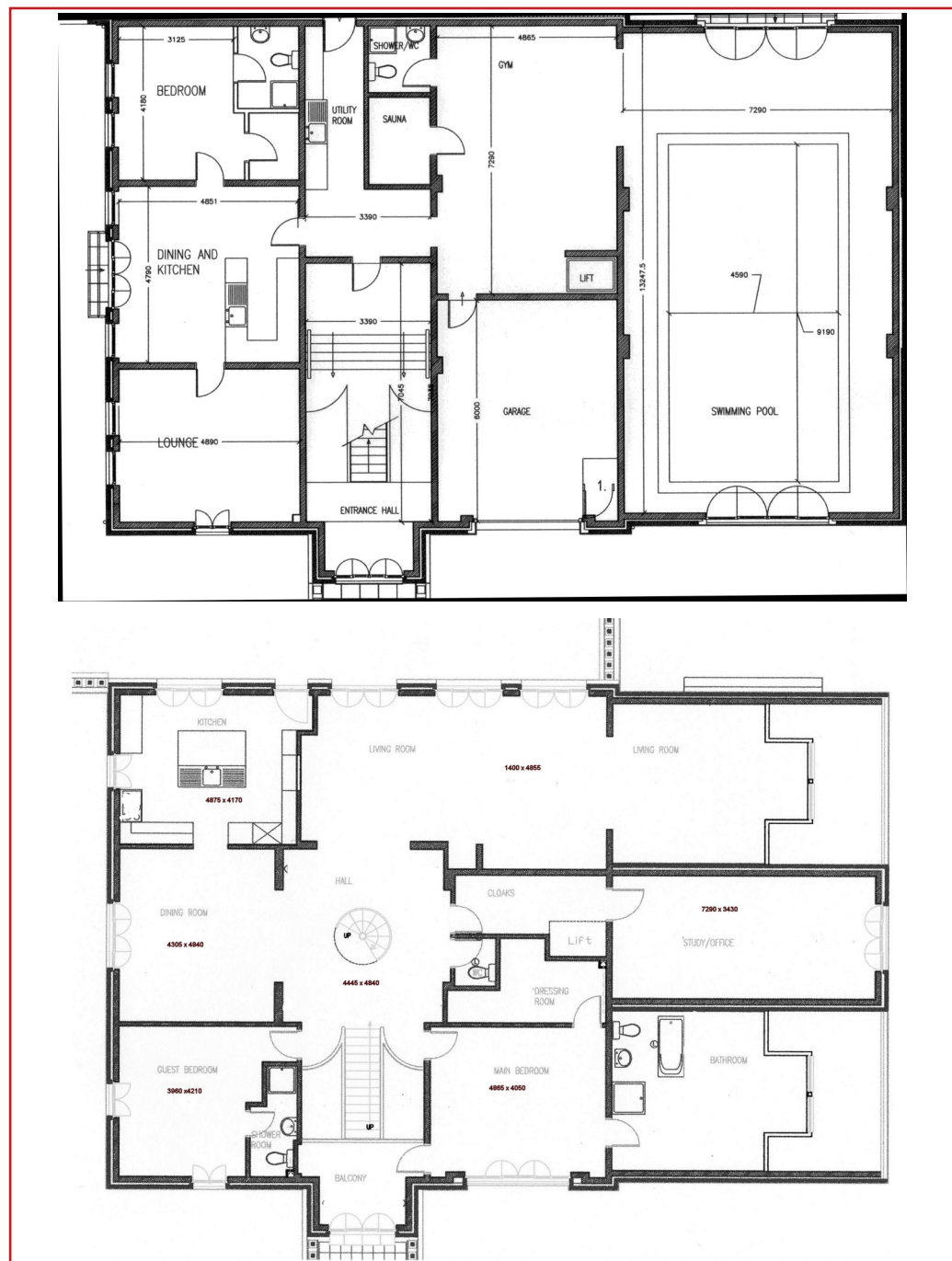
House & Garden 5.4 acres + Lodge & 1 Acre
Plus Stable paddocks and veg garden 7.259 acres
Plus Woodland & paddocks 10.687 acres
Plus 48.384 acres of woodland **£1,452,240.00**

ENERGY PERFORMANCE RATINGS:

MAIN HOUSE - ENERGY PERFORMANCE RATING 51 Band E

APARTMENT - ENERGY PERFORMANCE RATING 60 Band D

LODGE - ENERGY PERFORMANCE RATING 32 Band F





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country & equestrian