



WOOLLIAMS
Property Services

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Impressive stone-built country manor farmhouse dating back to 1066

Situated in an idyllic rural setting to the South West of Barnstaple

Available on a long-term basis either furnished or unfurnished.

Impressive accommodation 4 reception rooms kitchen with integrated appliances and access to dining room

There are 5 1st floor bedrooms, 2 en-suite, impressive master bathroom

Ample private parking garage and games room, Extensive west facing gardens with duck pond

This really is a 'one off' property the likes of which are rarely available

Boreat Manor Barton, High Bickington

Umberleigh EX37 9BJ

£3,000 pcm

Accommodation:

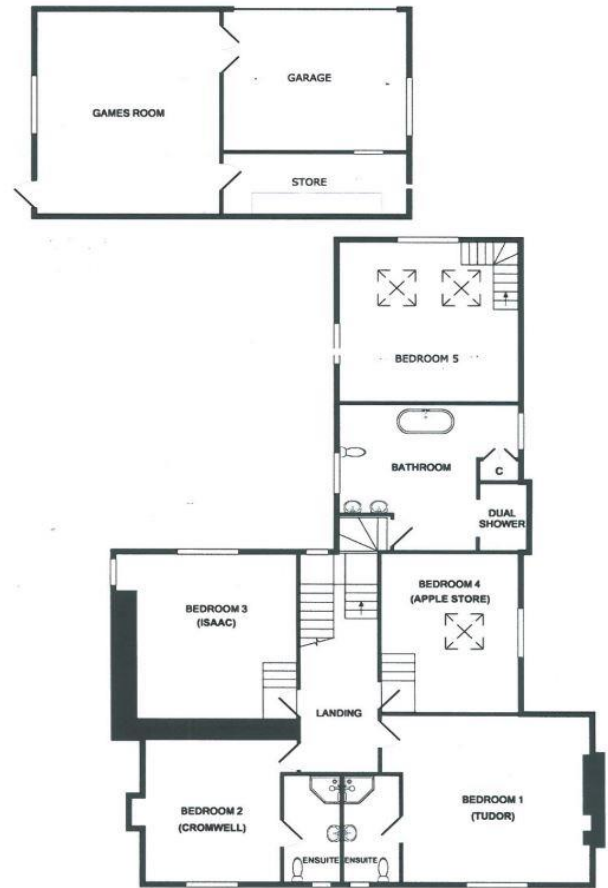
Comprising of LOBBY, ENTRANCE HALL, DRAWING ROOM, SITTING ROOM, STUDY, KITCHEN, UTILITY, HALL, DINING ROOM, SHOWER ROOM, HALLWAY, FAMILY ROOM, GAMESROOM, BEDROOM 5, BATHROOM/ DUAL SHOWER, BEDROOM 4, BEDROOM 3, LANDING, BEDROOM 2, ENSUITE, BEDROOM 1 ENSUITE, CONSERVATORY & OUTSIDE



Well this really is something rather special, a detached period stone-built manor house occupying an enviable rural setting which enjoys delightful rolling countryside views. The house itself dates back to 1066 is steeped in history and retains many original and interesting features with oak panelled walls beamed ceilings etc yet also has modern conveniences such as Calor gas fired central heating and double glazing. The property can be let on either a furnished or unfurnished basis and is available long term. There is ample exterior parking garage and a games room extensive gardens and a duck pond whilst the house itself provides accommodation of entrance lobby and hallway sitting room drawing room and study there is a large family room and conservatory which enjoys delightful countryside views, large fitted kitchen with integrated appliances utility hall further dining room and shower room. There are 5 first floor bedrooms, 3 en-suite as well as a large family bathroom with impressive walk-in shower. This really is a most impressive and interesting property which really must be viewed. It is available with immediate effect subject to the outcome of suitable references. We urge anyone interested in this property to call us for further details in order we can discuss the property in full, after which we would be more than happy to arrange a viewing



Viewing:
By appointment through Woolliams Property Services.
Telephone:
Office Hours 01271 328586
Out of Office Hours: 07977 269098
or www.woolliamspropertyservices.com



OUTSIDE



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.