Patchole Manor And The Old Dairy
Patchole, Kentisbury, Barnstaple, EX31 4NB


- Hall, 4 Reception Rooms
- Superb Kitchen/Breakfast Rm
- Double Glazed, Oil C.Heating
- 4 Bedrooms all quality en-suite
- 2 Bedroom Cottage Annexe
- Traditionally planted gardens
- Parking/provision for garaging 4.5 acres pasture pond & barn

Guide price £795,000

SITUATION AND AMENITIES
Patchole is a timeless and tranquil hamlet only a short distance outside the boundary of Exmoor National Park. Kentisbury Parish which Patchole forms part of, has its own church, primary school, village hall, Post Office/ stores and service station. The property is well placed to take advantage of North Devon’s feast of attractions, lying only 6 miles from the coast at Combe Martin and 11 miles from the safe, sandy, surfing beaches to the west at Croyde, Putsborough, Saunton and Woolacombe. Saunton is also renowned for its championship golf course. The regional centre of Barnstaple is about 9 miles away and provides a wide range of everyday amenities together with leisure facilities, renowned Pannier Market and Hospital, as well as secondary schools. About 14 miles away the A361, North Devon Link Road provides fast access into the region and connects with the M5 motorway at Junction 27 where Tiverton Parkway also offers a fast services of trains to London Paddington in just over 2 hours.

DESCRIPTION
This elegant former Manor House is of period origin and presents colourwash rendered elevations with double glazed windows beneath a slate roof. Internally, the property has been sympathetically restored and now combines many original features with contemporary, quality, stylish refinements to the standard of a 5* boutique hotel. The Old Dairy adds a further dimension and can be self-contained or intercommunicate with the main house, this is ideal for use as guest accommodation (paying or otherwise) or
would alternatively make an exceptional self-contained in-law annexe with its own designated private garden. Opposite the property is generally level pasture of 4.22 acres with large spring fed pond and two storey stone barn, 12' x 10' with its own access point. All in all, this is a rare opportunity to purchase a quality country house, together with secondary accommodation & land in unspoilt and peaceful surroundings. An internal inspection is considered essential.

MAIN HOUSE
Ground Floor, spacious Entrance Hall with traditional tiled floor and elegant turned staircase. Graceful Drawing Room featuring bay window, stone fireplace with fitted wood burner. Large Dining Room with bay window, fireplace and fitted wood burning stove. Games Room/ TV Room, once again with stone fireplace and pair of French doors into the Garden. Study with cast iron fireplace, fitted wood burner and French doors to garden. There is a fabulous country Kitchen/ Breakfast Room with slate floor, solid granite work surfaces, light and airy with half vaulted ceiling and usual appliances as well as a central island and French doors to courtyard. A rear Hallway with flagstone flooring allows access to a Cloakroom, Boiler Room, Walk-in Larder and Store Room. At First Floor Level, the spacious Landing provides access to 4 spacious, beautifully styled, En-suite Bedrooms, 1 with its own Dressing Room or Sitting Room, 2 of the En-suites boast cast iron, ball and claw footed baths. All are of a high standard. Access to the Old Dairy is via its Kitchen/ Dining Room, a particular feature of which is the vaulted beamed ceiling. There are double French doors to private garden. The Kitchen is fitted with usual appliances, Sitting Room with large feature period fireplace and fitted wood burner. Bedroom one has a vaulted ceiling with En-suite Wet Room which Bedroom 2 shares. There is a Cloakroom/ Utility Room and Boiler House.

OUTSIDE
The sweeping, gravelled driveway is bounded by attractive stone walls. Planning consent is in place to construct a Double Garage to the right of the main entrance gate, application number 58013 & which will be provided. There are areas of level lawn, well stocked herbaceous beds and borders, a small orchard and a courtyard to the rear. There are views to the front over the field opposite.

VIEWING
By appointment with Stags on 01271 322833.

DIRECTIONS
From Barnstaple, proceed past North Devon Hospital, in a northerly direction on the A39. Follow the road through Shirwell and onto Arlington. Pass the access to Arlington Court, and as you arrive at Kentsbury Ford, bear left on the bend in the road, and immediately left again, continue up this road called Ford Hill towards Patchole where the property will be seen eventually on the right hand side.
These particulars are a guide only and should not be relied upon for any purpose.