



# BUCKLAND BARTON HOUSE

Newton Abbot, TQ12 4SA

**complete.**

thoroughly good property agents

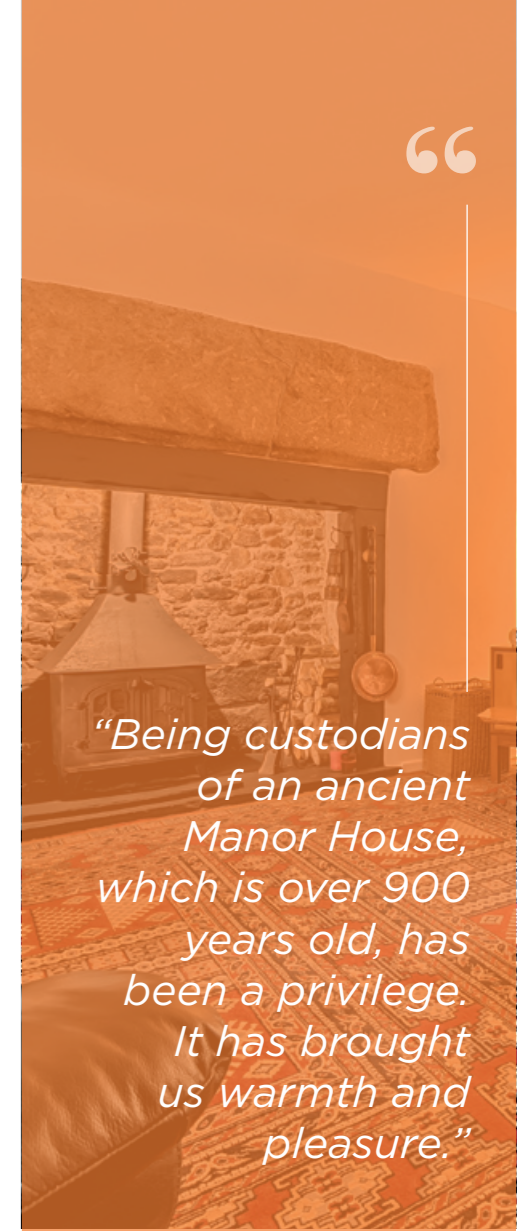


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A slice of architectural history. This Grade II listed former Manor House was built around 1086 and reconfigured through the 17th Century. This unique Tudor building and family home features two living rooms, two kitchens, five bedrooms, gardens, garages, and parking. Leasehold and Freehold for sale.

- Unique Tudor manor house
- Gardens circa 0.75 acres
- Two living rooms with Inglenook fireplaces
- Rural countryside views
- Close to Newton Abbot, M5 & A38
- Tudor cottage and semi detached home
- Five bedrooms and two bathroom
- Parking, garages and a summer house
- Vast history, family tree and crests
- Leasehold and Freehold for sale



*“Being custodians of an ancient Manor House, which is over 900 years old, has been a privilege. It has brought us warmth and pleasure.”*



Semi-detached



Rural location



5 bedrooms



2 Bathrooms



3 Reception rooms



Garage, off-road parking



Large garden



Council tax band: C



EPC C

Buckland House: 24F  
Tudor Cottage: 74E

We are delighted and with great pleasure instructed by our clients to offer For Sale, part of the former Buckland Manor Estate.

With historic records, including the various Family Crests and rather fascinating information contained within book extracts that we can pass on to new owners, dating back to 1086 and the Hockmore Family.

There is even a secret present to be passed on to the new owners, which we believe was placed at the foundations of Tudor Cottage when it was first built! Original part of a 1,000-acre Estate to include the Passage House with Estate life being recorded during The Reformation of Church of England, which was a period of religious change in England that began in 1533 and continued through the 16th century.

Our current clients have been custodians of this ancient Manor House since 1988. "Being custodians of an ancient Manor House, which is over 900 years old, has been a privilege. It has brought us warmth and pleasure."

"Sitting at the edge of our "ha-ha" we overlook the rolling hills and fields. A large lawned area dresses the front entrance as you come into the grounds from the front gated long driveway. An old iron gate under a Honeysuckle and Rose Arbor, invites you into our fully walled front Garden where you can enjoy 'lots of gin' beneath the Wisteria and Vine clad Pergola."

The house itself is divided into two areas. The two Properties are at present divided with their own separate Council Tax ratings and electricity supplies but have shared water and septic tank. The main house has 3 Double Bedrooms and a single Bedroom which at present is used as a Study, the front of the house is South facing with plenty of sun entering the high ceiling rooms. A large Living Room has the focal point of a huge inglenook fireplace with wood burner stove. This room is adjacent to the Kitchen Breakfast Room, with built in dishwasher, an electric oven and hob as well as an oil-fired Stanley Cooker which also provides hot water and central heating. The rear Porch/Utility Area opens on to private Courtyard, with parking for numerous vehicles flanked by a very large Double Garage, Workshop and attached Storage Shed which was the Old Forge. There is also an outside toilet and wood store. An old well sits in the Yard.







The other dwelling is Tudor Cottage, which at present, is separate from the main House, but could easily be incorporated back to make the entire house a substantial Family Home. This currently provides an Open Plan Live/Eat space, Bedroom, Bathroom and Dressing Room/Study space. Which could offer immediate separate accommodation for Family members from the main house. Heating is via a Log Burner and Quantum storage heaters.

“The Cottage is steeped in even more history, as we quickly discovered, after the removal of 3 fireplaces, revealing an original Tudor inglenook. Remarkably we found an original oak framed screen with ‘priest hole’. Roman numerals had been cut into the upright timbers” says Roger our client. “This would have been to enable the structure to be fitted accurately in place, most likely in the 16th Century”. There is also a 17th Century Jacobean cupboard in the wall and magnificent stone mullioned windows rise over the front. Some of the high ceilings most likely put in during the 17th century show entwined fish as well as truly ornate Tudor plaster mouldings, all contained within the Grade II listing.

Our Field has been used for keeping Sheep, Goats, Ducks, Chickens and Guinea

Fowl. Over the years we eventually created a beautiful garden, where the pond with waterfalls, surrounded by careful planting. This has been a central focus to enjoy from our decking area. The greenhouse with a vegetable patch has produced food for our table. The fruit cage, orchard of Apples, Pears, Plums, Cherries and Fig and other variety of soft fruit have also been thoroughly enjoyed by all!

There are other zones within the garden area, including a South American Style Barbecue area which was created to enjoy Alfresco dining day by day or night under the light of our Victorian Lamp Post.

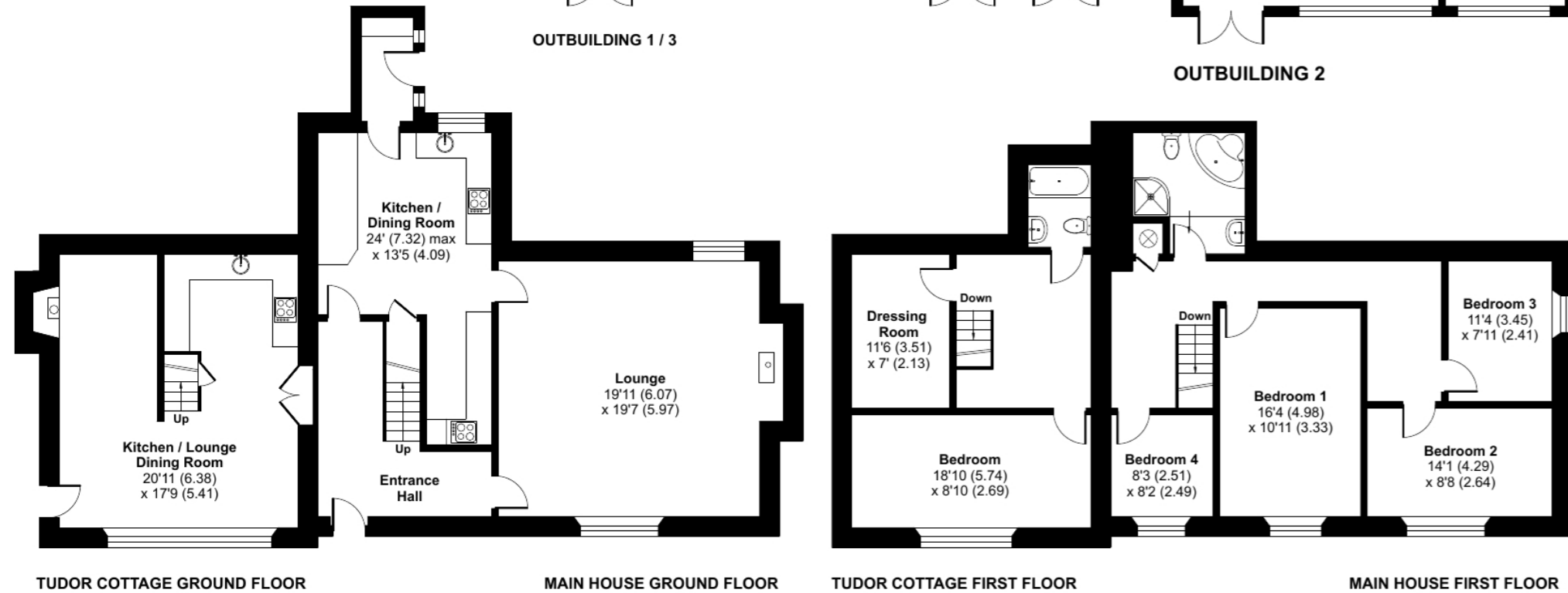
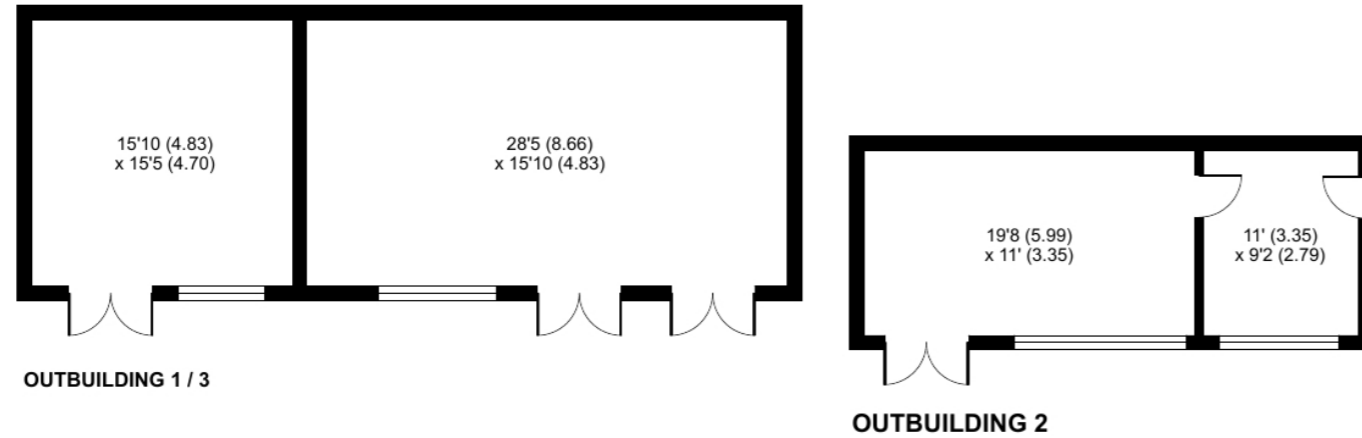
This is a truly remarkable Home and an example of English Manor Buildings that once dominated the rural Estate Communities of England. Steeped in History which is well recorded to include the pilgrimage of Monks from Exeter Abbey, crossing from Passage House into this part of Devon. “It is certainly a ‘one off’ and a very rare example of a property of great age and architectural importance” writes Mr Bunce.



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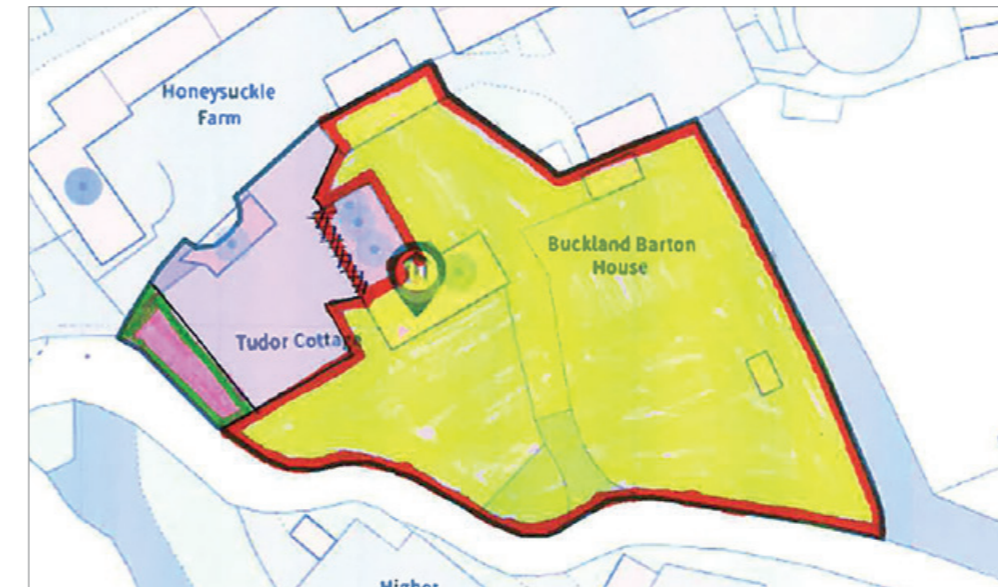
TOTAL APPROXIMATE  
FLOOR AREA INCLUDING  
OUTBUILDINGS  
3471 SQ FT/ 322.3 SQ M



## AGENTS NOTE

Both properties are offered on a Leasehold Basis along with the Freehold of these buildings and attached Annex and Apartments, therefore created a total Landlord situation. Buyers are urged to make their own legal conveyancing enquires prior to purchase. Full details of the various titles are available from Complete Estate Agents.

Mains electric and water are present along with a private septic sewage tank system. Oil is the source of central heating system in the main house along with log burner central to the Living Room. The boundary markers of the plot are clear. Private and screened lawn Garden areas, allotment and greenhouse spaces, walled Gardens and the 'Ha-Ha' offer a truly unique space to be enjoyed, just a short 5-minute walk to a local bus stop or drive to all of Newton Abbot's Schools, Shops, Amenities, Train Station to Exeter, Bristol, London and Cornwall.



- Freehold/Leasehold - Total private area being sold
- Freehold/Leasehold - Total communal area and access to Tudor Cottage from Road



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# LOCATION



The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

## SCHOOLS

### Primary

Haytor View Community Primary School: 0.6 miles

### Secondary

Newton Abbot College: 3.3 miles

Coombeshead Academy: 3.4 miles

## THINGS TO DO

Decoy Country Park: 1.9 miles

Newton Abbot Races: 3.0 miles

Beach: Teignmouth 7.3 miles

Stover Country Park: 5.5 miles

## SHOPPING

Late night pint of milk: Co-Op 0.7 mile

Town centre: Newton Abbot 2.8 miles

Supermarket: Sainsbury's 1.7 miles

Exeter: High Street 18.8 miles

## TRANSPORT

A380: 1.0 mile

Train station: Newton Abbot 2.0 miles

Airport: Exeter 20.6 miles

Distances are approximate, please check Google maps for exact distances and travel times. **Property postcode: TQ12 4SA**





Get in touch with Complete Newton Abbot to find out more and to book your viewing:

**t: 01626 362 246**

**e: [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)**

79 Queen Street, Newton Abbot, Devon TQ12 2AU

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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