

FOXDOWN MANOR

NORTH DEVON



Foxdown Manor

Parkham, Bideford EX39 5PJ

Bideford 8 miles • Barnstaple 16 miles

Stunning and magnificently restored Victorian Manor House in a secluded location with 5 cottages set in parkland like gardens and grounds



- Fabulous 9 bedroom Victorian Manor House
 - Private, parkland like location
 - 5 cottages
 - Pool house & office complex
 - Outdoor swimming pool
 - Tennis Court
 - Outbuildings/stables
 - In all about 8.2 acres



Situation

Foxdown Manor sits on the edge of the village of Parkham in a wonderfully secluded rural setting yet positioned ideally to provide access to a wide range of local amenities that within 8 miles include; the bustling port and market town of Bideford with restaurants, banks, supermarkets and a hospital; the famous north Devon beaches; the Tarka Trail offering over 30 miles of traffic free cycling; the oldest golf course in England (Royal North Devon) and two championship Links courses at Saunton; the Instow Yacht club; the Tarka Tennis Centre; stunning scenery and walking in Exmoor National Park.....and much more.

The M5 motorway is just over 50 miles away, as is Tiverton Parkway railway station (2 hours travel time to London Paddington). The Cathedral City of Exeter (54 miles) has a direct train link to London Waterloo and an international airport.

Foxdown Manor

Foxdown Manor is approached over its own sweeping driveway which gives access to the side of the house where there is ample forecourt parking. The property is entered through a stunning stone porch.

The property dates from the mid 19th Century and is understood to have been built by a merchant with trading connections in Bideford. In recent years it has been lovingly restored into a fine family home, with extensions and renovations including the 5 holiday letting cottages which are the result of a conversion of the former outbuildings grouped around a most attractive courtyard setting.

The renovation works have been carried out to an exacting standard. Many of the period features have been retained including attractive plaster mouldings, oak floors, panelled doors, period fireplaces and some particularly fine stone mullioned windows with leaded lights and stained glass.

The principle accommodation is arranged over 2 floors but with additional accommodation to the 2nd floor. On the ground floor an impressive **entrance hall** provides access to the reception rooms which include a **piano room**, **dining room**, **drawing room** and **breakfast room**. In addition there is a **study** and at the west of the house an **orangery**. At almost 40ft long the stunning **kitchen/breakfast room** with its magnificent vaulted ceiling and exposed timbers is a particular feature. It is attractively laid out and well equipped with a multi-fuel **Aga**. French doors open on both sides giving access to a private gravelled courtyard and internal courtyard. In addition the ground floor accommodation includes a **utility**, **laundry room** and **guest laundry/cloakroom**.

From the **entrance hallway** a fine staircase, via a half landing backed by an impressive stained glass window, gives access to the 1st floor accommodation which includes a **master bedroom suite** of bedroom, fitted dressing room and a particularly well appointed bathroom. Adjoining is a **guest bedroom** with ensuite bathroom plus **two further bedrooms** (1 ensuite shower room) a **family bathroom** and an additional fifth **bedroom/nursery**.

A staircase leads up to the second floor landing, originally the servants' quarters, with a further **four double bedrooms** and a **family bathroom**.



Piano Room



Dining Room





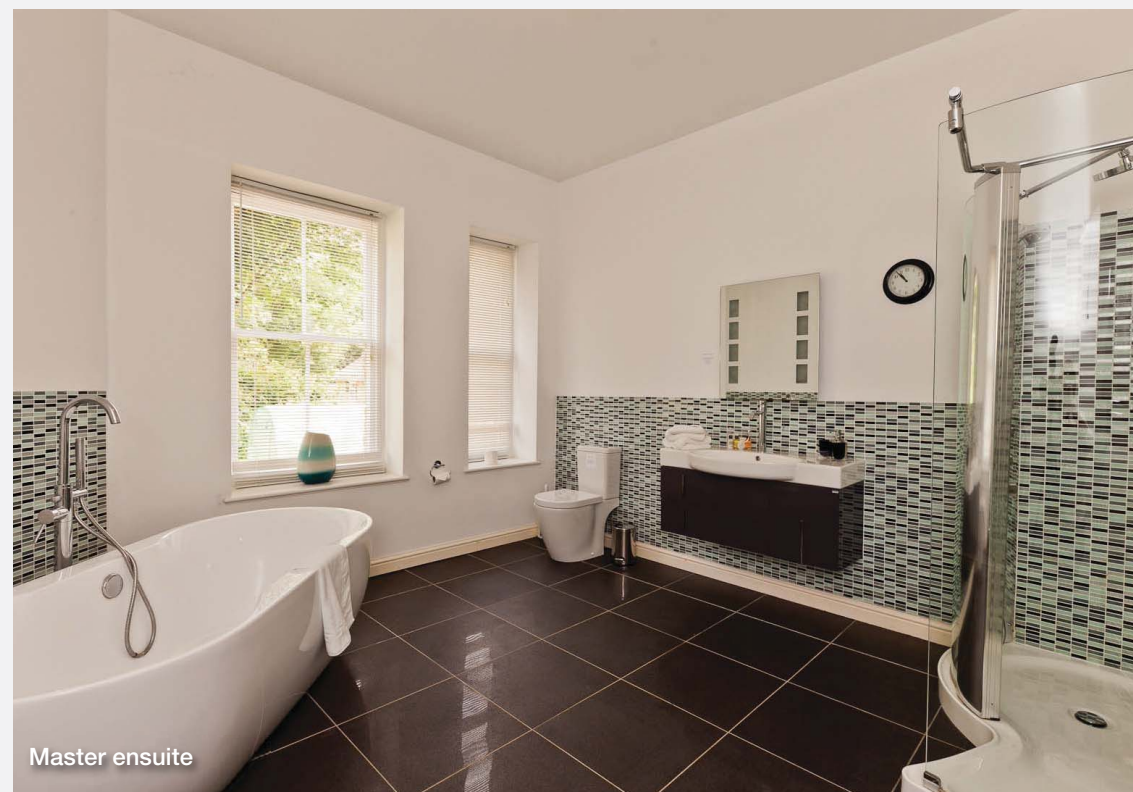
Kitchen Courtyard



Master Bedroom

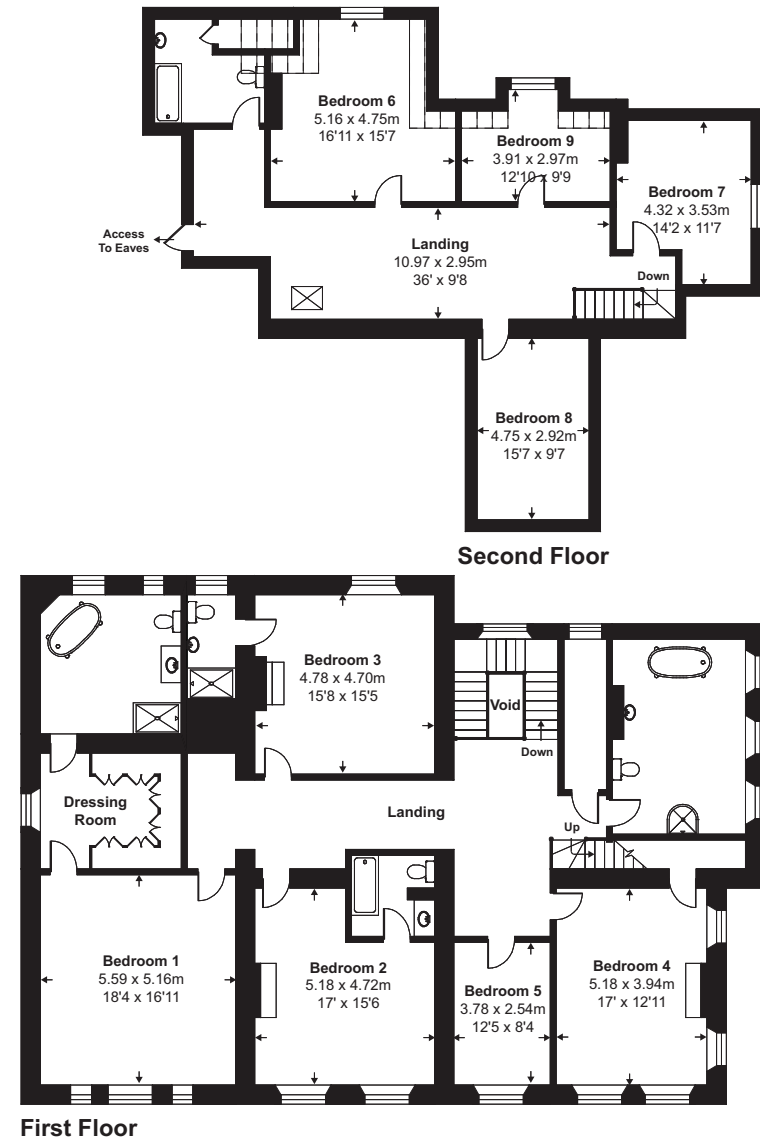
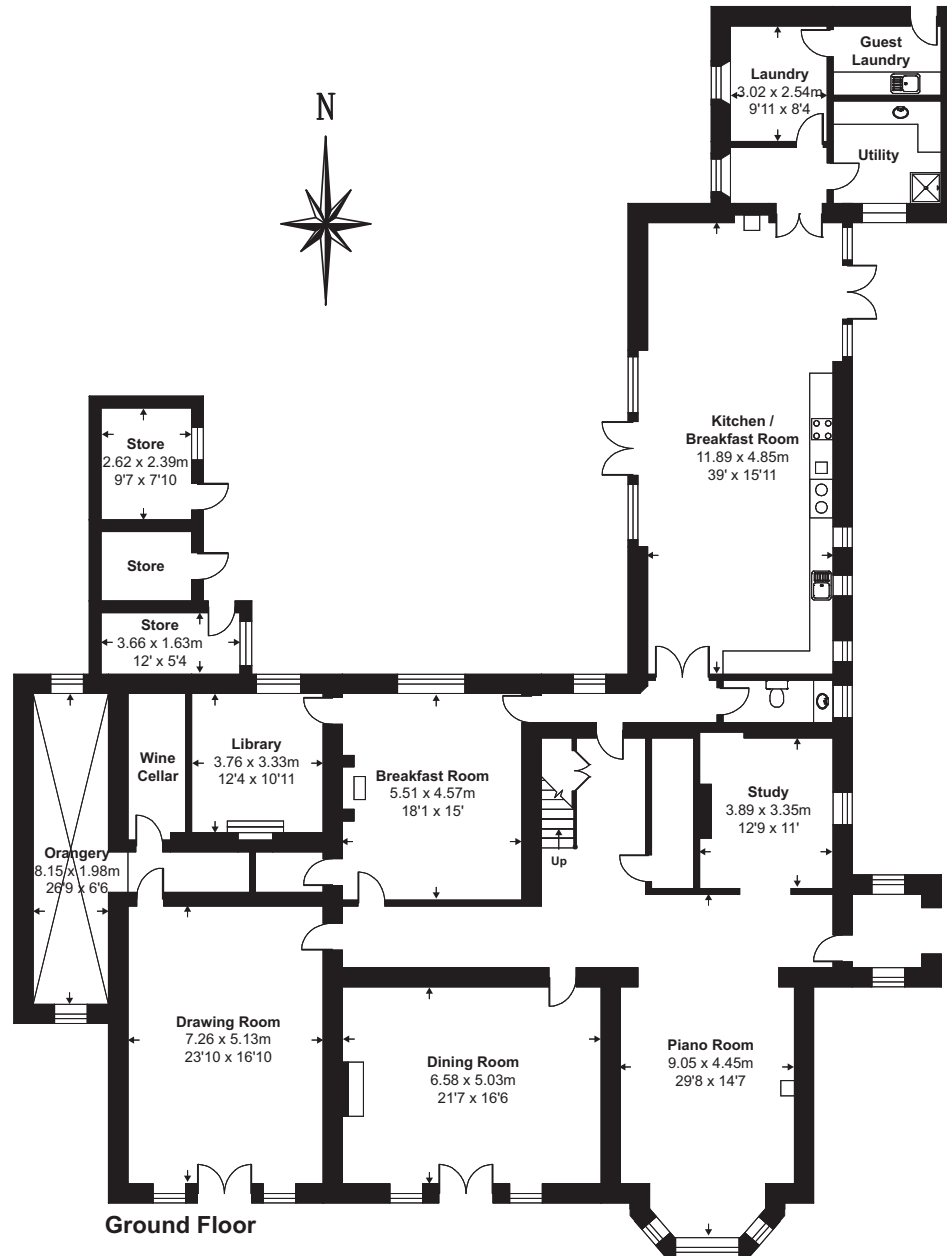


Manor House Terrace



Master ensuite

Approx. Gross Internal Floor Area
673.9 Sq Metres 7254 Sq Ft (Excludes Restricted Head Height / Void / External Stores)



The Business

The business has been run by a husband and wife team with support from cleaning and maintenance staff. The previous owners ran the business on a year-round basis but for personal reasons the present owners have opted for a shorter season.

Booking are taken via:

<http://www.foxdownmanorcottages.co.uk/self-catering-cottages-north-devon.htm>

<https://www.ownersdirect.co.uk/accommodation/p8143794>

All fixtures and fittings and holiday cottage furnishings, linen and supplies required to run the business, are included in the sale. Accounts will be made available following an initial viewing.

The Cottages

The cottages have a completely separate vehicular access with a driveway leading from the lane to an extensive parking area.

The cottages have been expertly created by way of conversion of the outbuildings and are arranged as follows:

Alladyce (sleeps 2)

A single storey cottage with open plan living room/kitchen/dining room. Double bedroom with ensuite bathroom. Private garden with views down the valley.

Raleigh (sleeps 4)

Living room with stone fireplace, kitchen/dining area. Stairs to a double bedroom, twin bedroom and bathroom with shower.

Drake (sleeps 8)

A single storey cottage with exposed stonework and beams to living room/dining room, kitchen, bathroom with shower, two double bedrooms (one ensuite) and one triple bedroom.

Gilbert (sleeps 5 plus cot)

A spacious cottage facing the tennis court with a fenced garden. Open plan living room/dining room/kitchen. Double bedroom. Triple bedroom and family bathroom.

Frobisher (sleeps 5)

A single storey cottage with open plan living room/kitchen, two bedrooms and a bathroom. shorter season.

Gardens and grounds

On the southern side of the house is a gravelled terrace providing an ideal outside eating area, beyond which the gardens slope down to the valley of the **River Yeo**. The gardens and grounds which extend to approximately 8.2 acres surround Foxdown Manor and afford considerable privacy and seclusion. There are a wide variety of mature trees and specimen shrubs and a flowing stream is traversed by 3 small bridges. The gardens include a large level lawn and a traditional rose garden. In addition there is a pony paddock.



Frobisher Cottage



Frobisher Cottage



Drake Cottage

Outbuildings

Pool Room

There is an **outdoor swimming pool** requiring some re-instatement works. The plant room and adjoining room previously used as a Jacuzzi/sauna could be further developed subject to planning.

To the rear of the pool house is a **recently converted office suite** with separate entrance. Ideal for managing the holiday letting business or for those running a home-based business.

Stables/storage building

Accessed via the drive to the holiday cottages, there is an L shape of former stables currently used for storage purposes.

Outgoings

Foxdown Manor – Council Tax Band G

The cottages have a Rateable Value of £4,961, Business Rates payable for 2015/2016 £3,514

Services

Mains electricity, mains water, oil central heating to Foxdown Manor, private drainage.

Local Authority

Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG

Torridge.gov.uk Tel: 01237 428700

Email: customer.services@torridge.gov.uk

Directions

From Barnstaple take the A39 towards Bude. Drive through Fairy Cross and Horns Cross. Take the left hand turning to Foxdown and follow the lane downhill. Foxdown Manor is signposted to the right. Take the second driveway to the Manor House.

Viewing

Viewing strictly by appointment through the vendor's agent Stags on 01392 680058.

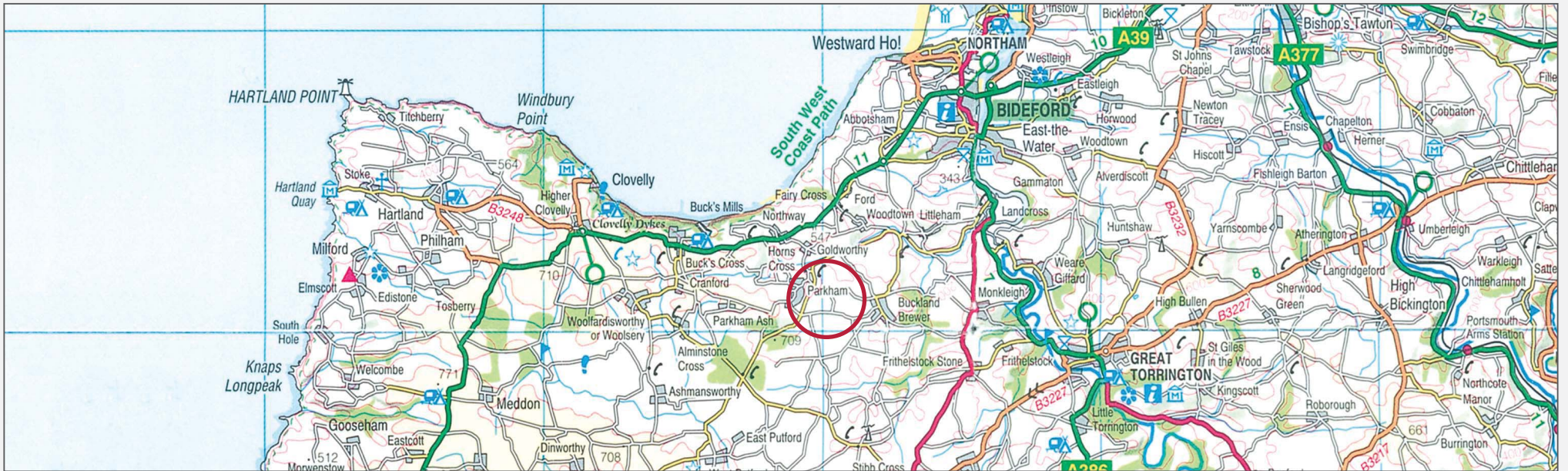
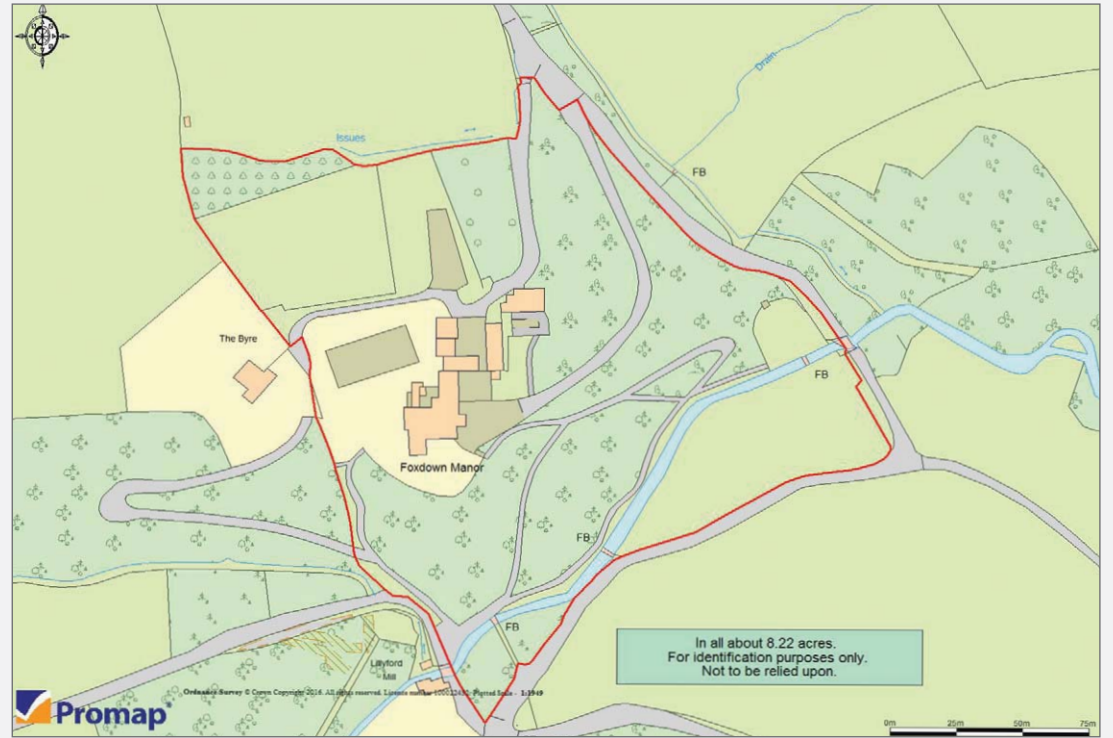
These particulars are a guide only and should not be relied upon in any instance.



Raleigh Cottage



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