

# The Old Rectory

Inwardleigh, Devon



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People **Property** Places









# The Old Rectory

Inwardleigh, Devon

A beautiful former rectory, dating from the 15th/16th Century with Georgian/Victorian additions, on the edge of a small village, with courtyard of barns and outbuildings and surrounded by extensive, mature gardens and grounds.

## Summary

- Reception hall
- Drawing room
- Dining room
- Sitting room
- Kitchen/breakfast room
- Cloakroom
- Utility room
- Pantry
- Principle bedroom/bathroom suite
- 4/5 further bedrooms
- Bathroom and shower room
- Courtyard of barns and outbuildings, incorporating former tythe barn and coach house, stables and additional outbuildings
- Extensive, mature, beautifully stocked and maintained gardens, including croquet lawn and orchard
- Level pasture paddocks
- Woodland and copse
- About 9 acres





## Location

Inwardleigh is situated in the heart of the unspoiled rolling farmland and woodland of West Devon, about mid way between Okehampton and Hatherleigh. There is a church in the village, whilst the small village of Folly Gate, about 1¼ miles away, has a pub. Nearby is The Grange Equestrian Centre. To the north, the market town of Hatherleigh possesses a selection of local amenities and more extensive facilities are available in Okehampton to the south, including a Waitrose store, hospital and leisure centre.

Secondary education is available in Okehampton and private schools in the area include Kelly College and Mount House preparatory school in Tavistock or a selection in the University and Cathedral city of Exeter. The countryside is renowned for its peace and tranquillity with rolling farmland bisected by wooded valleys and within easy reach to the south is Dartmoor National Park, with its spectacular scenery and providing many opportunities for walking, riding and fishing.

## Communications

There is quick access, via the A386, to the A30 dual carriageway near Okehampton, leading west in to Cornwall and east to Exeter, where this is access onto the M5 motorway, railway stations with mainline connections to London and an international airport. Via Tavistock, to the south, is the city of Plymouth, from where there are ferries to the continent.

- Okehampton 3½ miles
- Hatherleigh 5 miles
- Exeter 28 miles (distances approximate)



## Historical Note

The original house is understood to have been an open hall house, dating from the 15th/16th Century. It was substantially extended in the Regency period and again in the Victorian period. The property was a rectory until 1962 and the current owners have been there since 1995.

## The Property

- Elegant, former rectory with attractive contrast of architectural periods ranging from 15th/16th century to Georgian and Victorian
- Spacious and beautifully presented family accommodation with many notable period features, such as high ceilinged rooms with lovely fireplaces and ornate cornicing in the Regency part and exposed beamed ceilings and slate flagged floors in the earlier part of the house
- Set back from a small country road on the edge of a tiny village with peaceful, rural surroundings
- Attractive courtyard of traditional barns and outbuildings, including former tythe barn and coach house
- Extensive, beautifully maintained and well stocked mature gardens around the house, including orchard and croquet lawn
- Adjoining level pasture paddocks, together with woodland and copse

From the gardens, on the north east side of the house, double entrance doors open to glazed double doors into



## Ground Floor

**Reception hall** (SW) exposed boarded floor, fireplace with moulded cast iron surround, mantle and woodburner. Ornate cornicing, panelled doors to

**Drawing room** (NW & NE) exposed boarded floor, open fireplace with marble surround and mantle, dado rail, picture rail, ornate cornicing, shuttered windows.

**Dining room** (NW) fireplace with marble surround and mantle, picture rail, decorative cornicing, shuttered window.

**Inner hall** part slate flagged floor, doors to large wet cellar, doors to

**Cloakroom** wash basin, W.C, heated towel rail.

**Sitting room** (NW) granite and brick fireplace with former bread oven, wooden mantle and woodburner, glazed door to porch with French doors to courtyard, exposed beam and ceiling joists.

**Kitchen/Breakfast room** (SW & NW) quarry tiled floor, French doors to terrace and gardens, exposed beams and ceiling joists, built in window seat, kitchen area with range of fitted cupboards with granite worktops, butler's sink, dishwasher, fireplace with granite jambs and wooden beam incorporating four oven oil fired Aga, 2 electric ceramic hobs, downlighting, doors to

**Pantry** fitted slate shelving and further wall shelving.

**Utility room** (SE & NE) slate flagged floor, butlers sink and drainer and granite worktop, fitted cupboards, plumbing for washing machine, door to

**Rear hall/boot room** tiled floor, fitted cupboards including hot water tank, large airing cupboard, door to porch and courtyard.





## First Floor

**Landing** (SE) laundry cupboard panelled doors to

### Principle suite

**Bedroom 1** (NW & NE) fireplace with cast iron grate and marble surround and mantle

**Bathroom** free standing bath, shower cubicle, wash basin, W.C., bidet.

**Bedroom 2/dressing room** (NW) extensive range of fitted wardrobe cupboards.

**Bedroom 3** (NW) fitted wardrobe cupboard.

**Bathroom** bath with shower fitment, wash basin, W.C.

**Large rear landing** (SW & NE) built in cupboard, rear staircase down to kitchen/breakfast room, doors to

**Shower room** shower cubicle, wash basin, W.C.

**Bedroom 4** (SW) fireplace with cast iron grate and wooden surround and mantle, feature medieval timber mullioned window frame and exposed beam.

**Bedroom 5** (SW & NE) exposed, original cruck

beams, door to

**Study/bedroom 6** (WE & S) fireplace with cast iron surround, shuttered windows.

## The Outbuildings

From the road the entrance leads into the courtyard, encompassed by the south west side of the house and a range of traditional barns and outbuildings. A tarmac sweep surrounds a central grass island with red oak and the buildings consist of the **former tythe barn and coach house** (75' x 22', 22.86m x 6.70m), stables (27' x 19', 8.23m x 5.79m) with loose boxes, hayloft above and lean-to store building adjoining the rear and a further **outbuilding** (42' x 11', 12.80m x 3.55m) incorporating log store, oil tank and further stores. Either side of the entrance to the courtyard is a timber framed two bay open **barn** (31' x 28', 9.45m x 8.53m) and a timber stable block with four loose boxes.





## The Gardens and Grounds

The extensive, beautifully maintained, mature gardens are essentially around the south, east and north sides of the house and provide a most delightful setting.

To the north west is an orchard with a selection of fruit trees, including mature old English apple, pear, plum and cherry. To the north east is the former tennis court, now serving as the croquet lawn. French doors from the kitchen/breakfast room open to a paved terrace and beyond are sweeping and gently sloping lawned gardens, interspersed and fringed by a plethora of ornamental trees and shrubs, including camellia, rhododendron, azalea and magnolia. Adjoining is a small fenced paddock area, surrounded by mature trees and laurel hedging and behind the courtyard and adjoining the road is a further enclosed garden area with soft fruit bed.

To the south and east of the gardens gates lead into two level **pasture paddocks** edged by a strip of natural deciduous **woodland** and a more recently planted **copse** and incorporating a vegetable garden with raised beds.

The original carriage entrance drive leads from the road around the edge of the paddock, towards the house.

## Property Information

The two fields are registered with DEFRA and receive an annual payment from the RPA.

**Services:** Mains electricity and water. Private drainage. Oil fired heating. There are 14 solar panels on the roof, generating a feed in tariff payment (further detail on request).



**Local Authorities:** Devon County Council, County Hall, Topsham Road, Exeter EX1 3QQ. Tel. 01392 382 000 or West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ. Tel. 01822 813600.

**Contents, fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

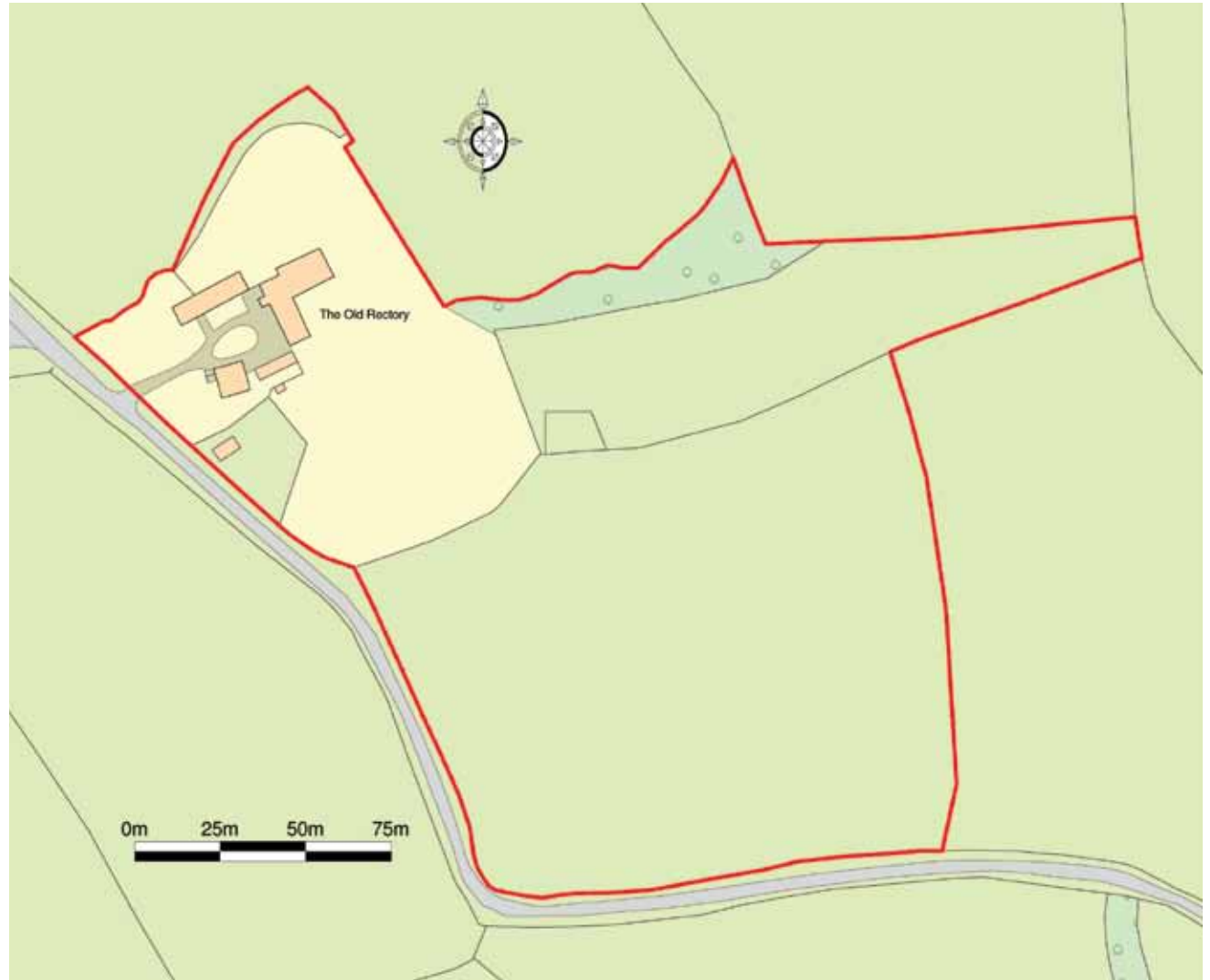
**Viewing:** By appointment with Jackson-Stops & Staff's Exeter office: 01392 214222.

**For sale by private treaty with vacant possession upon completion.**









## Directions

From Exeter and the M5 motorway follow the A30 dual carriageway towards Okehampton. Take the Okehampton turning, follow the road into the centre of Okehampton, turn right at the traffic lights by Lloyds bank, proceed past Waitrose and up the hill to the junction with the A386. Turn right and proceed through the village of Folly Gate, and at Prissam Lane Cross

turn left, signed to Inwardleigh. Proceed into the village and at the T junction turn sharp left. The entrance to The Old Rectory is the last on the left before leaving the village.

## Important Notice

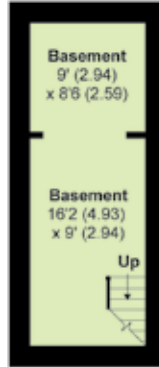
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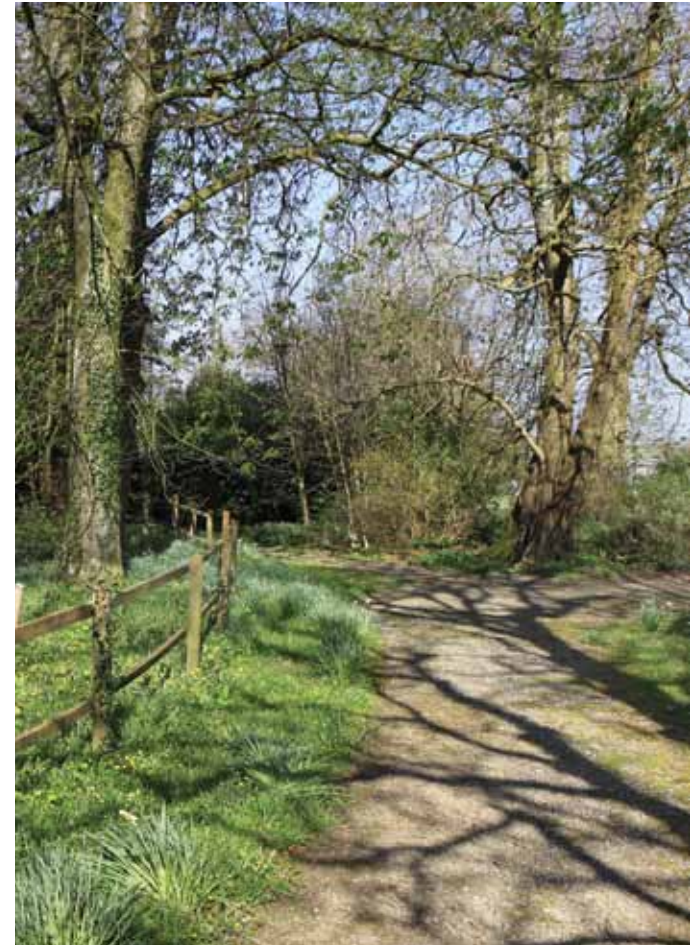
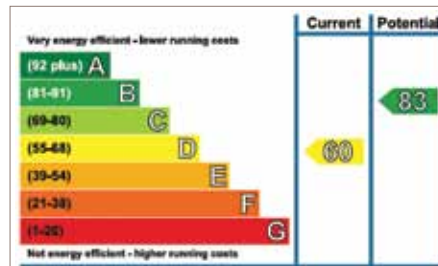
APPROX. GROSS INTERNAL FLOOR AREA 4919 SQ FT 456.9 SQ METRES



FIRST FLOOR

GROUND FLOOR

For identification purposes only. Not to scale.









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