

# THE BELL HOUSE

ROBOROUGH • DEVON



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**MARISTOW HOUSE  
ROBOROUGH • DEVON**

*An immaculate Grade II\* listed home, within one of Devon's finest country houses, set in beautiful parkland overlooking the Tavy Estuary*

Yelverton 5 miles, Plymouth 9 miles, Exeter 50 miles  
(All distances approximate)

## **Accommodation and amenities**

Reception Hall • Drawing room • Dining room  
Kitchen/breakfast room • Utility room • Cellars with boiler room, workshop, wine store and strong room

Master bedroom suite • Guest bedroom suite • Bedroom 3  
Family bathroom & separate cloakroom

Private garden and garage  
Shared access to 42 acres of park and woodland  
Frontage to the Tavy Estuary and slipway.





## Situation

Maristow House is situated in a beautiful wooded valley, close to the western edge of the Dartmoor National Park and is surrounded by unspoilt rolling countryside leading down to the upper tidal reaches of the Tavy Estuary.

The area is steeped in history with much of the surrounding land belonging to the ancient Maristow Estate. There are many famous landmarks nearby, including Buckland Abbey and Roborough Down, a beautiful stretch of unspoilt moorland belonging to the Maristow Estate, which is a well-known haven for wildlife.



The nearby villages of Milton Coombe and Buckland Monachorum have well-known pubs and village shops. Yelverton at about five miles to the north has a wider selection of shops, whilst further afield is Tavistock, where there is a comprehensive selection of local amenities, including the highly regarded Mount Kelly private school.



The wild playground of the Dartmoor National Park is renowned for its spectacular scenery and its many opportunities for walking, riding and fishing.



Plymouth offers wonderful opportunities for sailing enthusiasts with several first class yacht marinas and many moorings on the Tavy Estuary and also on the Tamar at Weir Quay.



Communication links to the area are good with the A38 at Plymouth providing dual carriageway links to Cornwall in the east and the M5 Motorway at Exeter to the west.



There is a mainline railway station in Plymouth with regular services to London Paddington.

## Description of property

The Bell House occupies part of a wing at the front of Maristow House, a beautiful Georgian mansion that sits in over 40 acres of private gardens and parkland. The building dates from the 1500s and was rebuilt in the 1760s by the Heywood family, creating an imposing Georgian mansion. In 1798, the house and estate was purchased by the son of a wealthy plantation owner, whose family became the Lords of Roborough.

In the 1990s the house was immaculately restored and converted into a selection of exclusive properties by the highly regarded architect and historic property restoration expert Kit Martin. The Bell House forms part of the north wing of the original house and has a fantastic atmosphere, retaining many beautiful and historic features, including the bell tower itself. The accommodation is in excellent order throughout, offering fine reception rooms and spacious bedrooms, which enjoy views over the surrounding area.

On the ground floor there is a reception hall, drawing room, dining room and kitchen breakfast room. On the first floor there are two ensuite bedrooms and a third bedroom with separate bathroom. In addition, the property has a large cellar with workshop, storage areas and the original strong room.

At the back of the house there is a good sized private garden with terrace, sitting area and a level lawn. There is also a garage and parking spaces to the front and rear of the property.

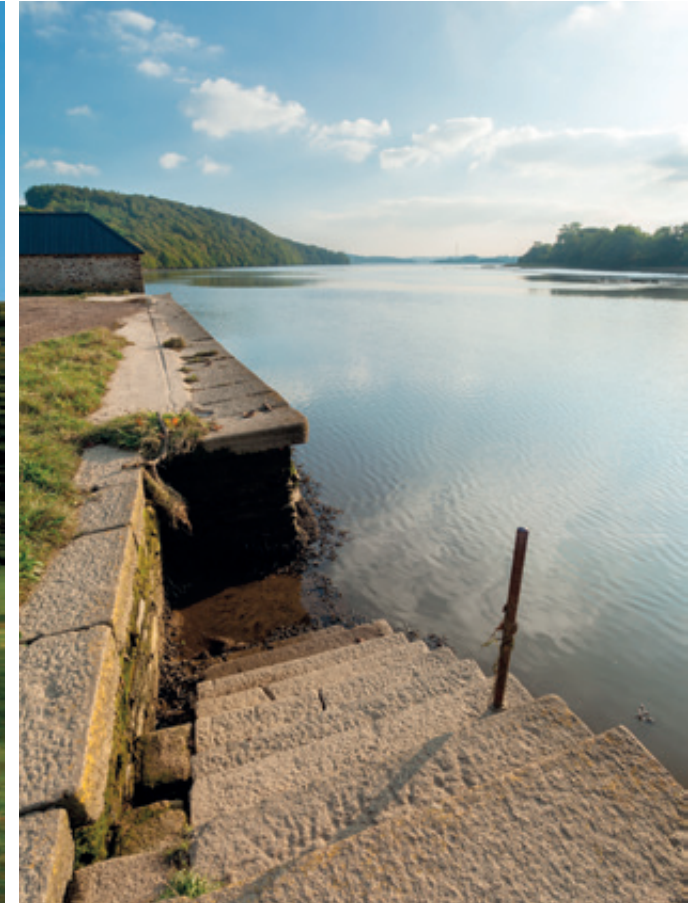
## Services

Mains electricity and water. Private drainage. Oil-fired central heating. Broadband available.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.





### **Tenure**

Freehold

### **Local Authority**

South Hams District Council: [www.southhams.gov.uk](http://www.southhams.gov.uk) Tel: 01803 861234

### **Council Tax**

Band G

### **Postcode**

PL6 7BZ

### **Viewing**

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

### **Directions**

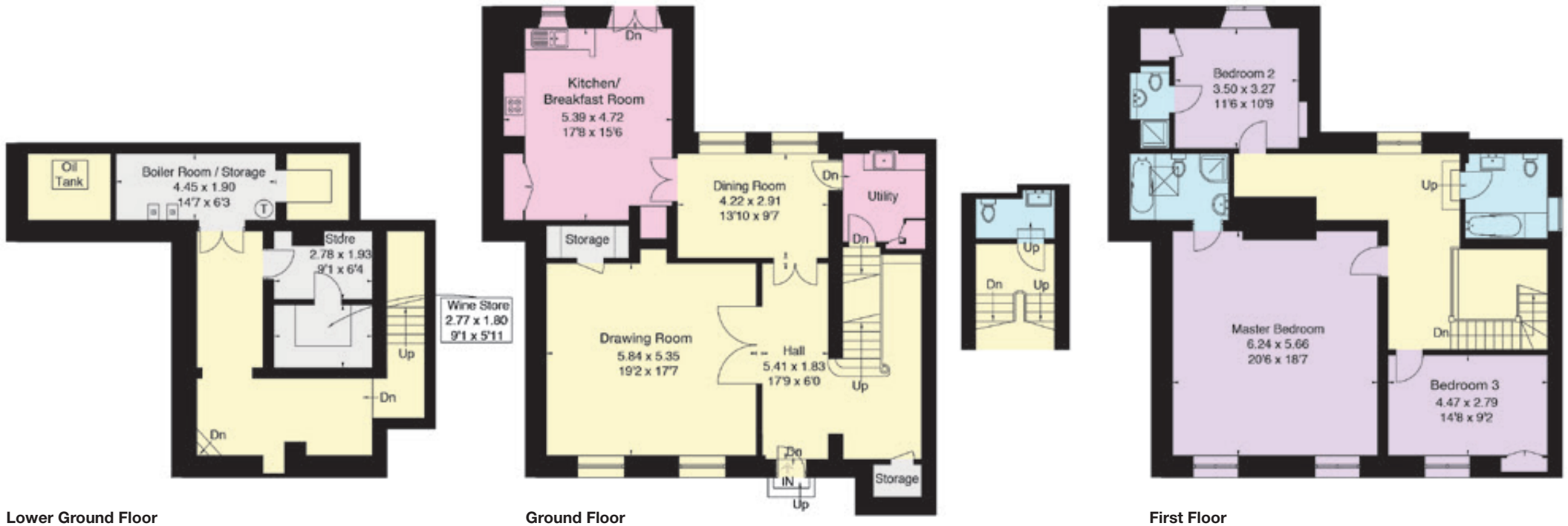
From Plymouth on the A386 towards Tavistock. After entering the Dartmoor National Park take the third turn on the left signposted 'Maristow and Lopwell Dam'. Continue to the junction and take the first left. Follow this road for approximately 3 miles, passing Maristow Barton as you descend the hill towards the River Tavy. Take the next left hand turn then after a few yards take the second left where you will see the country estate, park and house. Go through the gates and continue along the gravel drive passing a 'Private' sign. Continue until the drive divides and take the right fork which leads to the front of Maristow House and the entrance to Bell House is on the left.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

**Approximate Gross Internal Floor Area**

3003 sq ft / 279 sq m

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Lower Ground Floor

Ground Floor

First Floor



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