





CANONTEIGN BARTON

CANONTEIGN • TEIGN VALLEY • DEVON

Exeter 10 miles (London Paddington 2 hours) • Bovey Tracey 4 miles • A38 dual carriageway 4 miles (Distances and times approximate)

An outstanding large family home and cottage of the highest order throughout in a delightful valley location

Accommodation and Amenities

Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Boot room • Billiard and games room

Master bedroom suite with bathroom and dressing room • 6 further bedrooms • 3 bathrooms

Upstairs sitting room • Office and study

Indoor swimming pool • Gym • Sauna

Garaging and stores

Separate 2 bedroom cottage with open plan kitchen and sitting room

Attractive gardens • Summerhouse • Extensive parking

In all about 2.5 acres (1.01 hectares)

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

- Canonteign Barton occupies a lovely position within the boundary of the Dartmoor National Park and in the attractive Teign Valley, only 10 miles from Exeter.
- This is an outstandingly beautiful part of Devon and Canonteign itself is a small and attractive community based around the original Manor House. Nearby is England's highest waterfall Canonteign Falls.
- The pretty village of Ashton is about 1 mile away and has a parish church, the Manor Inn Pub plus a post office/general store. The neighbouring village of
- Christow has an excellent primary school, shop, post office, a doctor's surgery and pub. The market town of Bovey Tracey is about 7 miles away with good day to day facilities. The cathedral city of Exeter, as the main regional centre for the south west, has a superb range of shops, restaurants and business facilities.
- There are a number of secondary and private schools in the local area. In Exeter there is the Maynard and Exeter School. Stover School at Newton Abbot, Kelly College and Mount House Private School at Tavistock are all within easy reach.
- Communications are ideal with the fastest trains from Exeter St Davids Station taking about 2 hours to London Paddington. Exeter Airport has a growing number of national and international flights. Very importantly for the region, flights will be starting with Flybe in Autumn 2014 direct to London City Airport.
- The M5 motorway is about 11 miles away via the A38 giving good access to the rest of the United Kingdom.





Description of property

- Canonteign Barton is Grade II Listed and is a very large and superbly appointed property in a great location. The quality of the whole house and building is exceptional, having been fully refurbished by the current owners to a very high standard throughout.
- The property is very private, set behind a high stone wall and backing on to open parkland and pasture.
 The main house and leisure facilities extend to over 10,000 sqft.
- It is very rare that a property of such a high quality comes to the market. The quality of the finish and structure of the property is obvious, yet understated.









- The accommodation is set out on the floor plans within the brochure but of particular note are the following:
- Exceptionally well laid out ground floor accommodation with the large drawing room with French doors opening onto the terrace to the front of the house.
- Delightful central hall with a magnificent, large open staircase.
- Woodburners in all the principal rooms.
- A well-appointed dining room and the extensive family sitting room with games room above.
- The kitchen is a superb room and is the real heart of the home. It has a 4 oven Aga and French doors opening from the dining area to the terrace to the front of the house.
- All of the bedrooms, including the master bedroom suite, are in excellent order.















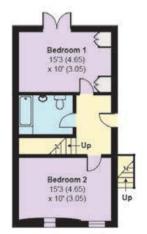




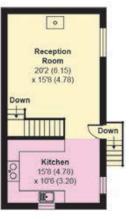






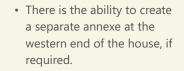






Cottage First Floor





- There are superb leisure facilities including the excellent indoor pool, the gym and sauna.
- The separate 2 bedroom cottage is ideal for guest or family accommodation.











Services

Mains water and electricity, private drainage and oil fired central heating (part underfloor heating). Broadband connected. Sand filtered and UV treated swimming pool (non chlorinated).

Fixtures and fittings

All items usually known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold.

Local authority

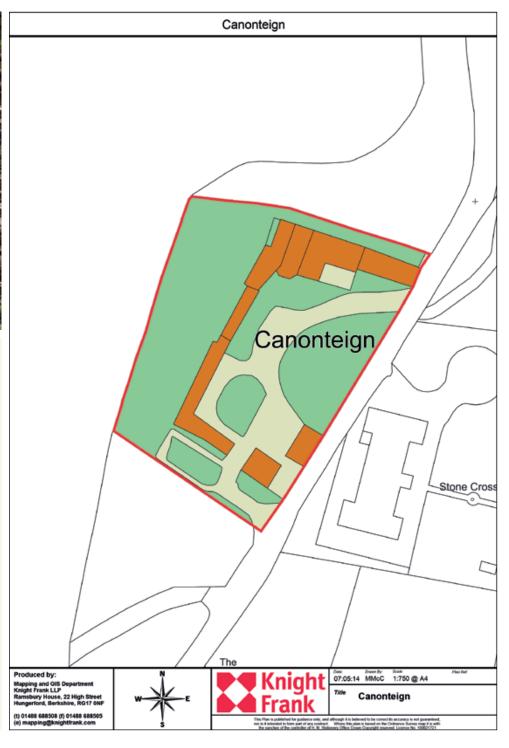
Teignbridge District Council Forde House, Newton Abbot Devon, TQ12 4XX. Telephone 01626 361101

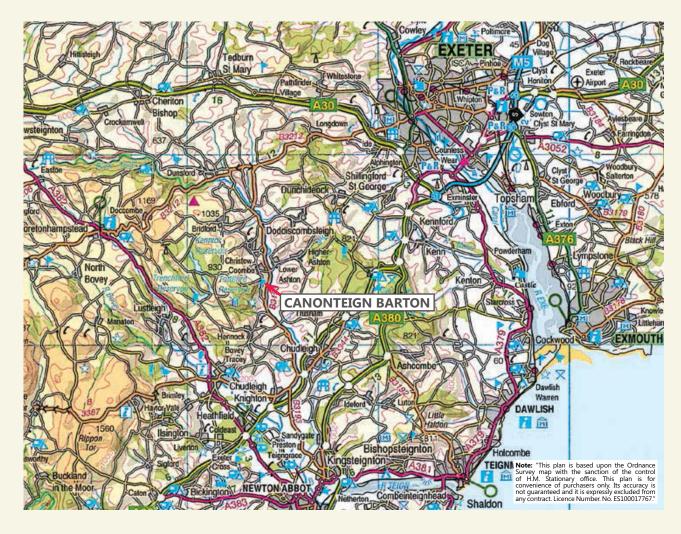
Dartmoor National Park Authority Parke, Bovey Tracey, Devon, TQ13 9JQ. Telephone 01626 832093

Devon County Council County Hall, Topsham Road Exeter, Devon, EX2 4QD. Telephone 01392 382000

Council Tax

Main House = Band: G Cottage = Band: B





Directions (EX6 7NS)

From the M5 motorway at Exeter, head south on the A38 towards Plymouth, pass the racecourse on your left and the garage at the bottom of the hill taking after about 1 mile the exit onto the B3344 signed Kingsteignton and the Teign Valley. At the top of the slip road turn right over the dual carriageway and turn right again after about 300 yards onto the B3193 Teign Valley Road. Keep on this

road for about 2½ miles and then fork left, signposted Canonteign Falls. Go past the entrance to Canonteign Falls and the white lodge to Canonteign House on your left and the entrance to Canonteign Barton is next on the left.

Viewing

Viewing is strictly by prior appointment with the sole agents Knight Frank LLP.

Important notice

- 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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