

The Old Rectory

Oare, Somerset

Exmoor National Park



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An immaculate former rectory in the majestic setting of the Oare valley on Exmoor

The Old Rectory, Oare, Somerset, EX35 6NU

The coast about 1 mile ■ Porlock about 7 miles ■ Taunton / M5 about 37 miles

- 3 reception rooms
- Conservatory
- Kitchen
- Family room
- Games room
- Gym
- Master bedroom suite
- 3 further bedrooms (one en suite)
- Bathroom
- Separate ground floor bedroom and bathroom
- Planning permission for stable block
- Mature gardens and grounds
- EPC = D

Situation

It is difficult to imagine a situation exemplifying the magic of Exmoor better than Oare. It is situated in a dramatic valley about 1 mile inland from the coast, with the back drop of the open moorland running immediately behind. This protected countryside of the North Exmoor coast was romanticised and beautifully described in R D Blackmore's "Lorna Doone", which is set in this most dramatic landscape. From The Old Rectory the outlook is across the massive rolling shoulders of the steep Oare valley, part of the vast unenclosed expanses of moorland which characterise Exmoor.

Oare itself is a tiny community with a cluster of houses around the early medieval church of St Mary. It is about 6 miles from Porlock, one of the few small towns along the North Devon and Somerset coast of Exmoor. Porlock has a lively community of shops, a primary school, restaurants, pubs, Porlock Weir and other amenities. In the other direction Lynton is a larger centre with its twin town of Lynmouth.

This whole area of Exmoor has been long associated with the enjoyment of the great outdoors, from its long history and culture of hunting, field sports and walking amongst the most beautiful and lightly inhabited parts of the South of England.





Description

The Old Rectory at Oare typifies a solidly well built mid 19th century Rectory, designed for a respected member of the community and offering good quality family accommodation. This original blueprint has been enhanced and developed for 21st century living retaining the distinctive character whilst introducing modern convenience.

On entering the house the quality of the recent refurbishment is immediately obvious with high quality decorative finishes complimenting the original joinery and plaster detailing. Whilst the configuration of the reception rooms remains as originally constructed, the addition of a bright double glazed conservatory leading off the drawing room offers more space from where to enjoy the surrounding views over the dramatic countryside. At the rear of the house the old kitchen and service areas have been rationalised and improved and now accommodate a very stylish fully fitted kitchen extending to a

spectacular family room, which itself is linked via a fully glazed atrium to the former coach house. This area could be informally separated to provide an annexe to the main house.

Outside the grounds reflect the age and character of the property with mature trees (including a fine copper beech) flower borders, a level lawn and ornamental shrubs. There is a small area of orchard within the grounds.

The drive from the lane arrives at a generous parking area in front of the house and at the rear a levelled area currently provides more parking but also benefits from planning permission for stabling.

Services

Mains electricity. Private water and drainage. Oil fired central heating.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as





curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

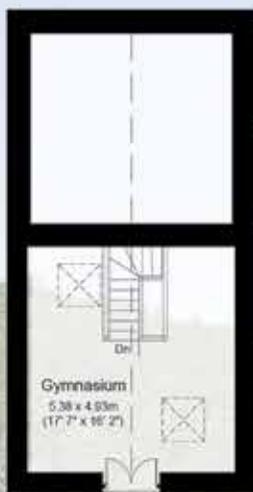
Directions

From the A39 west of Porlock take the turning signposted Oare down away from the sea. At the bottom of the hill turn right, opposite the church and the entrance to the Old Rectory is about 2/3rds of a mile on the left hand side.

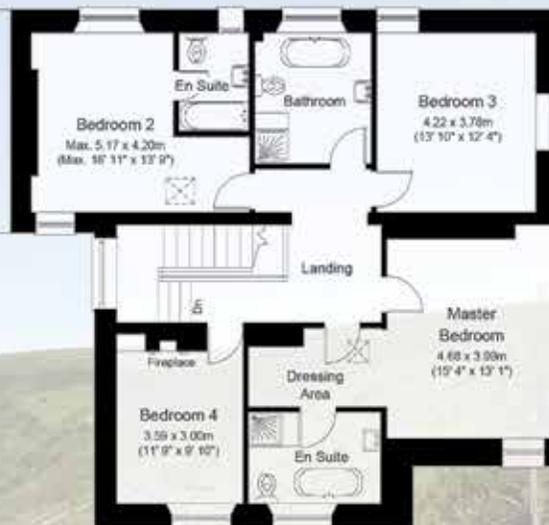
Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





First Floor



Ground Floor

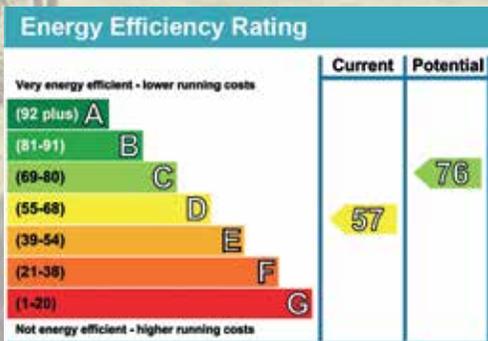


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Gross internal area (approx.)

383 m² (4,121 ft²)

For identification purposes only - Not to scale



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Savills Exeter
 The Forum, Barnfield Road
 Exeter EX1 1QR
 exeter@savills.com
 01392 455755





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