



Woolleigh Lodge



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St. Giles in the Wood, Torrington, Devon, EX38 7EH

Great Torrington 2 miles, Bideford 9 miles, Barnstaple 13 miles

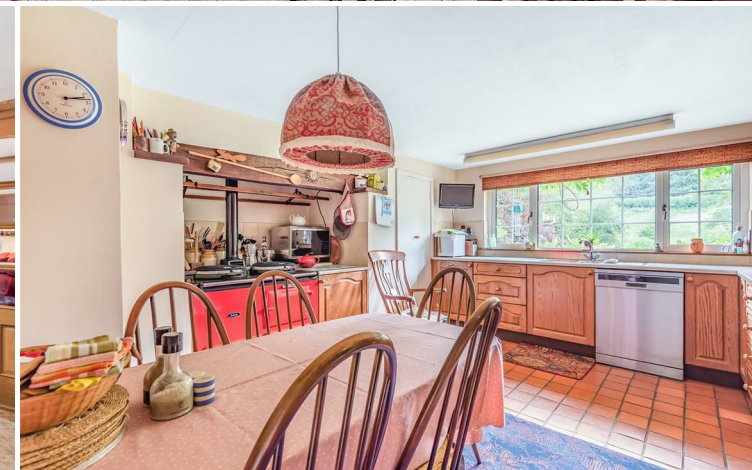
A charming detached country residence in a tranquil private location with south facing gardens, pastures, orchard and woodland.

- Private, tranquil and secluded
- Five bedrooms & three reception Rooms
- Gardens, paddock & woodland
- 17 Acres
- Double garage, stables & parking
- Stream with private fishing rights

Guide Price £825,000

SITUATION

Woolleigh Lodge is situated in a private secluded position yet located less than a mile from the renowned RHS Rosemoor Gardens and within 2 miles from the popular town of Great Torrington which benefits from an excellent range of amenities including a golf course, swimming pool and the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery. A range of shops including a fruit and vegetable shop, pet store, butchers, pubs, restaurants and M&S food store. There are primary and secondary schools within easy driving distance, with the property situated in the catchment area for Beaford infant and primary school. The port and market town of Bideford has a wider range of amenities including schooling for all ages and multiple shops and supermarkets. The regional centre of Barnstaple offers all the main businesses, shopping and commercial venues, restaurants, primary and secondary schools. The area has a good range of transport opportunities which include the North Devon Link Road at Barnstaple that provides easy access to the M5 motorway network, the motorway network beyond and Tiverton Parkway railway station. A branch line operates from Barnstaple to Exeter (mainland trains operate from Exeter and Tiverton Parkway). North Devon is renowned for its rugged coastline with spectacular cliffs, coves and beaches as well as areas of dramatic moorland, river valleys and rolling countryside via the South West coastal footpath. Further afield, Exmoor National Park is located to the North of Barnstaple and Dartmoor National Park to the South.



DECRPTION

This is a rare opportunity to acquire this attractive detached country residence which stands in a superb private position surrounded by fantastic woodland, gardens and its own tranquil stream bordered land. Understood to have been originally constructed 200 years ago Woolleigh Lodge presents stone and rendered elevations beneath a traditional slate roof. In more recent years the property has been sympathetically extended and updated by the owners in their 34 years tenure, presenting a wealth of character features including bread ovens combined with modern refinements such as UPVC double glazing and solar panels on the garage (Immersun). The comfortable accommodation briefly comprises kitchen/breakfast room with an oil-fired AGA providing hot water, a utility room with WC and useful larder. The dining room with doors into the sitting room with an inglenook fireplace, wood burning stove and original bread oven. There is also a study and a modern conservatory looking out onto the gardens. On the first floor there are five bedrooms, a family bathroom with a separate shower cubicle and a en-suite/Jack and Jill shower room, connecting two of the bedrooms. Externally, there is a large private parking area and a modern detached double garage with storage above, which could be converted STPP, along with delightful paddocks, gardens and orchard. This stunning property must be viewed to be fully appreciated to see the versatility and charm that this home has to offer.

GARDENS & OUTBUILDINGS

The grounds are wonderful and include beautifully landscaped gardens housing specimen trees, well stocked mixed herbaceous beds, vegetable garden and manicured south facing lawns with seating areas, as well as the original well with hand pump. There is an orchard stocked with more than thirty mature fruit trees as well as mature woodlands which surround the property, perfect for exploration by children and adults alike and provides a haven for wildlife with deer regularly seen.

The property would particularly appeal to those interested in equestrian pursuits as it includes a detached stable block, tack room/feed store. The land would also lend itself to those wanting a small holding or camping/glamping site, subject to permissions, with a range of outbuildings on site including an original washhouse, wood store and mower store that could be converted (STPP).

LAND & FISHING

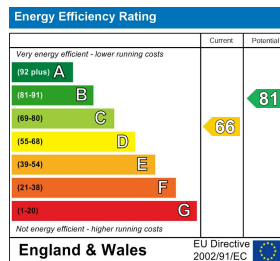
The property is comfortably protected by its own land, adding to the seclusion and privacy as they wrap around the gardens with a small bridge over the brook, connecting the gardens to further paddocks, all of which totals 17 acres.

For keen anglers, the property also comes with private fishing rights.

DIRECTIONS

From Bideford, proceed towards Great Torrington (A386). On entering Great Torrington itself, at the first roundabout take the right hand turning signposted towards Exeter (A3124) and continue along this road passing RHS Rosemoor on the right hand side. Continue along this road for a short distance until you reach a fork in the road, take the left hand turning, and the property can be found on the right hand side.





4 The Quay, Bideford, Devon,
EX39 2HW

bidford@stags.co.uk

01237 425030

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 3043 sq ft / 283 sq m (includes garage)
 Limited Use Area(s) = 36 sq ft / 3 sq m
 Outbuildings = 449 sq ft / 42 sq m
 Total = 3528 sq ft / 328 sq m
 For identification only - Not to scale

Denotes restricted head height



 **Certified
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The homeowners amendments
have been added by Stags.
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