

STAGS

North Devon

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30 Boutport Street, Barnstaple, EX31 1RP

Bideford 4.8 miles; Westward Ho!/beach 8 miles;
Barnstaple/A361 14.4 miles

A large historic 17th century non-listed property, most recently in use as a children's activity and educational centre, with cottage, further accommodation, outbuildings and land located within a meander of the River Torridge

- Available for Sale or To Let
- Manor house, 2 bedroom cottage, further accommodation & outbuildings
- Private location within a wooded valley
- Currently used as an Adventure and Education Centre
- Approximately 18.4 acres in all
- Parkland & woodland
- Includes Beam Aqueduct which is thought to be the birthplace of Tarka the Otter
- Potential for redevelopment

Offers In Excess Of £1,200,000

DESCRIPTION

An interesting and varied history having formerly been a subsidiary seat of the Rolle family and also includes the Grade II listed Beam Aqueduct, which was built in 1824 to carry Torridge Canal and is the birthplace of Tarka the Otter from Henry Williamson's celebrated novel . The manor house has also previously been used as a convalescence home for injured soldiers during World War I and in more recent times has been a school. It has most recently been used as an outdoor adventure centre, which was established in 1987.

THE HOUSE

A thee storey former manor house currently configured for its current use as an adventure centre with a great deal of dormitories, teacher bedrooms and staff accommodation. In all the building amounts to 16,467 sq ft. Attached to the main house is the 1980s accommodation block which also includes the dining room and kitchen which has been fitted to commercial kitchen standards, with dual phase electricity connection, canopy extraction, gas safety system and fire suppression system.

THE COTTAGE & STABLES

There is further accommodation including the Cottage which was formerly the Manager's house, which is a two bedroom cottage with adjacent gardens. There is also the former Stables which is over two floors with a number of small bedrooms and bathrooms.

OUTBUILDINGS

There are a range of further outbuildings which include a workshop with 3-phase electric connected, offices, store and classroom building which includes the disco room.







GROUNDS
The grounds wrap around the main house and buildings and comprise a mix of parkland, former walled garden and woodland. Located within the walled garden is a former cob summerhouse.

SERVICES
Calor gas heating to the main house, extension and cottage. Oil heating to the Stables and some of the outbuildings.
Sewage treatment plant, mains water and electric.

TENURE & POSSESSION
The property is held freehold and is available with vacant possession on completion.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way.

LOCAL AUTHORITY
Torridge District Council, Riverbank House, Bideford, EX39 2QG.

VIEWINGS
All viewings are strictly by appointment with Stags.

Prospective purchasers view the site at their own risk and Stags takes no responsibility for any injury or accident. Prospective purchasers are to exercise due care and attention when viewing.

PLANNING
Our Planning department would be happy to discuss any development potential for the property. Please contact them on 01392 439046 to discuss this further.

ENERGY PERFORMANCE CERTIFICATES
The current ratings are as follows:
Beam House - C(52)
Gym PGL Beam House - D(94)
Managers Office - E(124)
Reception - D(89)
The Stables - E(49)
Copies of the certificates are available by request.

DISCLAIMER
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

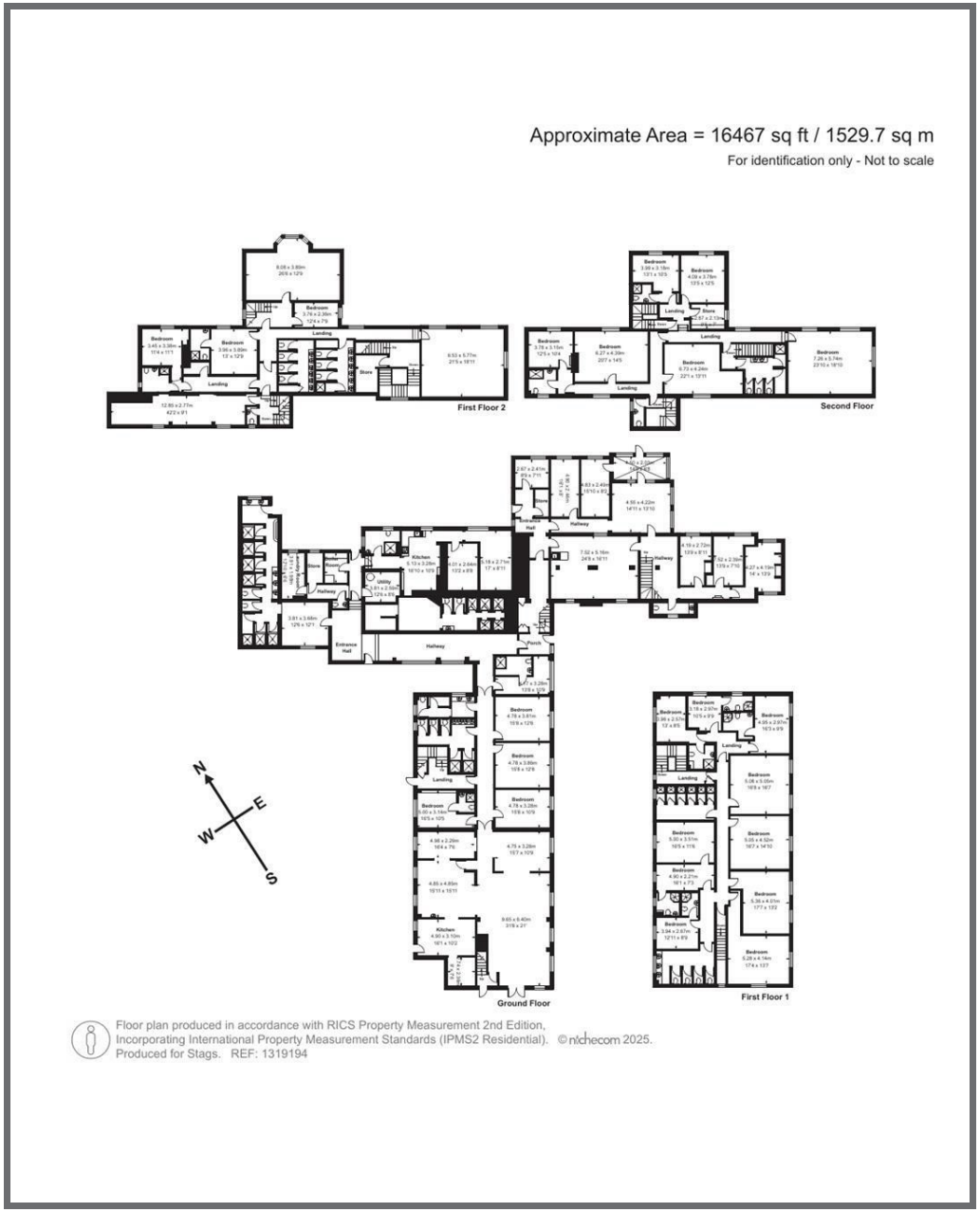




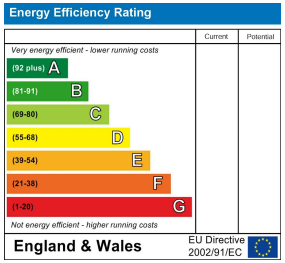


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