



KINGSCOTT HOUSE

KINGSCOTT, GREAT TORRINGTON, DEVON, EX38 7JW

JACKSON-STOPS





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A BEAUTIFUL, CHARACTER COUNTRY
RESIDENCE WITH ELEGANT AND WELL-
PROPORTIONED ACCOMMODATION IN A
DELIGHTFUL, SMALL HAMLET WITH GLORIOUS
VIEWS OVER THE SURROUNDING ROLLING
COUNTRYSIDE



DISTANCES

GREAT TORRINGTON - 2.5 MILES

BARNSTAPLE - 12 MILES

WESTWARD HO! - 13 MILES

EXMOOR - 19.5 MILES

M5 MOTORWAY/TIVERTON
PARKWAY - 40 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Magnificent views over surrounding rolling countryside
- Fine Grade II listed Georgian character residence
- Elegant and spacious accommodation
- Four Reception rooms
- Six/Seven Bedrooms
- Four Bathrooms
- One bedroom annexe
- Delightful grounds including a walled garden
- Ample off-road parking
- Double garage
- About 1.9 acres in total
- Within a Conservation Area

LOCATION

Situated in the tranquil hamlet of Kingscott, enjoying views over the surrounding rolling countryside, is this beautiful detached character residence. The hamlet of Kingscott is conveniently located, just 2.5 miles from the historic market town of Great Torrington, yet enjoys a wonderful rural setting.

Great Torrington is surrounded by 360 acres of glorious common land ideal for walking and exercising, and hosts a superb range of amenities including various shops, petrol station, doctors' and dentists' surgeries, places of worship, a gym, pubs and restaurants, primary and secondary schooling and the popular Plough Arts Centre, as well as RHS Rosemoor Gardens a short distance away. The Tarka Trail also runs through the town, which offers excellent walking and cycling opportunities.

The thriving port and market town of Bideford which sits on the banks of the River Torridge, is around 6.5 miles away, and offers a more extensive range of amenities including schooling for all ages with private schooling available at Kingsley College, a range of supermarkets, shops, pubs and restaurants, Post Office and bank.

A few miles further north there is access to the stunning North Devon coastline, which was selected in April 2022 as a 'World Surfing Reserve' (WSR) – the first in the UK and only cold-water WSR in the world – with the charming coastal villages of Appledore and Instow around 9 miles away, whilst the 3 mile long safe and sandy beach at Westward Ho! which adjoins the Northam Burrows and the Royal North Devon Golf Club, is also just over 9 miles away. There is also access onto the South West Coastal Footpath, which affords excellent walks with breath-taking coastal vistas.

The regional centre of Barnstaple is around 12 miles away, and offers all the area's main business, commercial, leisure and shopping venues. There is access via the A361 North Devon Link Road to Tiverton Parkway railway station and the M5 Motorway at Junction 27.

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road which leads onto the A39 Atlantic Highway. The nearest train stations are located at Umberleigh (8 miles) and Barnstaple (12 miles), both of which connect to Exeter, where there are regular mainline rail services to London Paddington in just over 2 hours. Alternatively, Tiverton Parkway Mainline Railway Station is just over an hour's drive away, which connects to London and beyond.





THE PROPERTY

This is a rare opportunity to acquire an imposing and characterful country residence, enjoying a fabulous position and wonderful far reaching countryside views. This beautiful Grade II listed Georgian property is thought to date back to the late 1700s and was purchased by Lord Rolle in 1814 and extended in the mid 1800s to accommodate the rector of St Giles in the Wood.

The property retains a wealth of wonderful character features and elegantly proportioned accommodation with high ceilings and a wealth of ample natural light through beautiful Georgian sash windows. The versatile accommodation currently comprises four reception rooms and a study, with six bedrooms and four bathrooms. There is a delightful single storey one bedroom ancillary cottage to the rear of the main house, known as The Garden Cottage, which could suit for a dependent relative or as a holiday let.

The grounds of the property are equally as impressive, the property is approached through wrought iron gates and over a sweeping circular drive, which provides ample off-road parking, there is also a double garage and a stunning walled garden and further garden; in total, the property stands in delightful gardens and grounds of around 1.9 acres.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

A covered porch with seating and windows enjoying far reaching countryside views.

Entrance door leads to:

Entrance Hall Arched window to the rear elevation. Sweeping staircase with original balustrades leading to the first floor landing with under stairs storage cupboard. Ceiling coving. Exposed floorboards.

Dining Room A dual aspect room overlooking the gardens. Full height bay window with window shutters. Open fireplace with timber mantel over.

Drawing Room Full height bay window to the front elevation with window shutters. Ceiling coving. Open fireplace with stone surround. Double doors to conservatory.

Conservatory Extensive windows with arched detailing overlooking the garden and surrounding rolling countryside. Double doors lead out onto the garden. This room can also be accessed via the snug.

Snug Double doors lead into the conservatory. Wood burning stove with timber mantel over. Coved ceiling.

Study Window to the rear elevation overlooking the courtyard. Built-in shelving.

WC Comprising low level WC and sink.







Kitchen / Breakfast Room A delightful room overlooking the walled garden to the side elevation. Extensive range of matching wall and base units, with double butler sink set into granite work surfaces. Oil fired Aga. Space for fridge and dishwasher.

Boot Room Access to the garden. Space for fridge freezer.

Pantry Original slate shelving.

Utility An excellent utility room with extensive range of matching wall and base units, with sink set into roll top work surfaces. Space for washing machine and tumble dryer. Integrated cooker. Access to the courtyard and also to The Garden Cottage.

First Floor Landing Window to the rear elevation overlooking the courtyard.

WC This room can also be accessed from the en-suite, and comprises low level WC.

Bedroom 1 Window to the side elevation enjoying far reaching countryside views over rolling countryside. Ornate fireplace.

En-Suite Comprising dual wash hand basins, bidet, deep bath enjoying far reaching countryside views, heated towel rail. From here, there is access to the WC off the landing.

Dressing Room / Bedroom 7 A dual aspect room with magnificent countryside views and extensive built-in wardrobes.

Bedroom 3 Window to the front elevation enjoying countryside views.

Bedroom 2 A dual aspect room with panoramic countryside views. Pedestal wash hand basin.

Family Bathroom Comprising low level WC, roll top claw footed bath, double shower cubicle and wash hand basin. Airing cupboard. Heated towel rail. Window to the side elevation overlooking the garden.

From the main landing, there is a secondary landing which gives access to bedrooms 4 & 5 and a shower room, and stairs which rise to the second floor.

Bedroom 4 Window to the side elevation overlooking the garden. Built-in wardrobe.

Bedroom 5 Currently used as a hobbies room, with two windows overlooking the garden.

Shower Room Comprising low level WC, wash hand basin and a double shower cubicle. Heated towel rail. Window overlooking the courtyard.

Stairs rise to the second floor, where there is restricted head height in certain sections. This area currently comprises a lounge area with exposed beams.

Bedroom 6 Window to the rear elevation. Built-in wardrobes.

Bathroom Comprising low level WC, vanity wash hand basin and a bath. Window to the side elevation, airing cupboard and access to the loft.





ANNEXE - THE GARDEN COTTAGE

Entrance door leads to:

Entrance Hall Off this is the boiler room. Built-in storage cupboard.

Kitchen Comprising a range of base units with sink set into roll top work surfaces, integrated cooker, four ring electric hob and extractor over. Space for fridge freezer and dishwasher.

Sitting / Dining Room Glazed double doors overlook and allow access onto the garden.

Bedroom Window overlooking the garden. Built-in wardrobes.

Shower Room Comprising low level WC, pedestal wash hand basin and double shower cubicle.





OUTSIDE

The property is approached through wrought iron gates, and over a circular gravelled driveway, which provides ample off-road parking and turning space. To the right is a brick paved yard with double garage and useful timber garden shed providing excellent storage. There is also access to the walled garden and a well access located by the garage which is ideal for watering the garden.

The beautiful grounds of the property are a particular feature, with various areas of lawns, mature plants, trees and shrubs and, from the majority of the garden, fantastic views over rolling unspoilt countryside. The walled garden is a splendid area, being secluded and private, with an excellent patio area ideal for al-fresco dining, as well as a lawned section with flowerbeds and borders, planted with mature plants, trees and shrubs, providing a wealth of colour throughout the seasons. In all, the gardens and grounds amount to around 1.9 acres.



PROPERTY INFORMATION

Services Mains electricity, water and drainage. Oil fired central heating. High speed internet.

Local Authority Torridge District Council – 01237 428 700.

EPC: Exempt

Contents, Fixtures and Fittings Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments and furniture etc are specifically excluded, but may be available by separate negotiation.

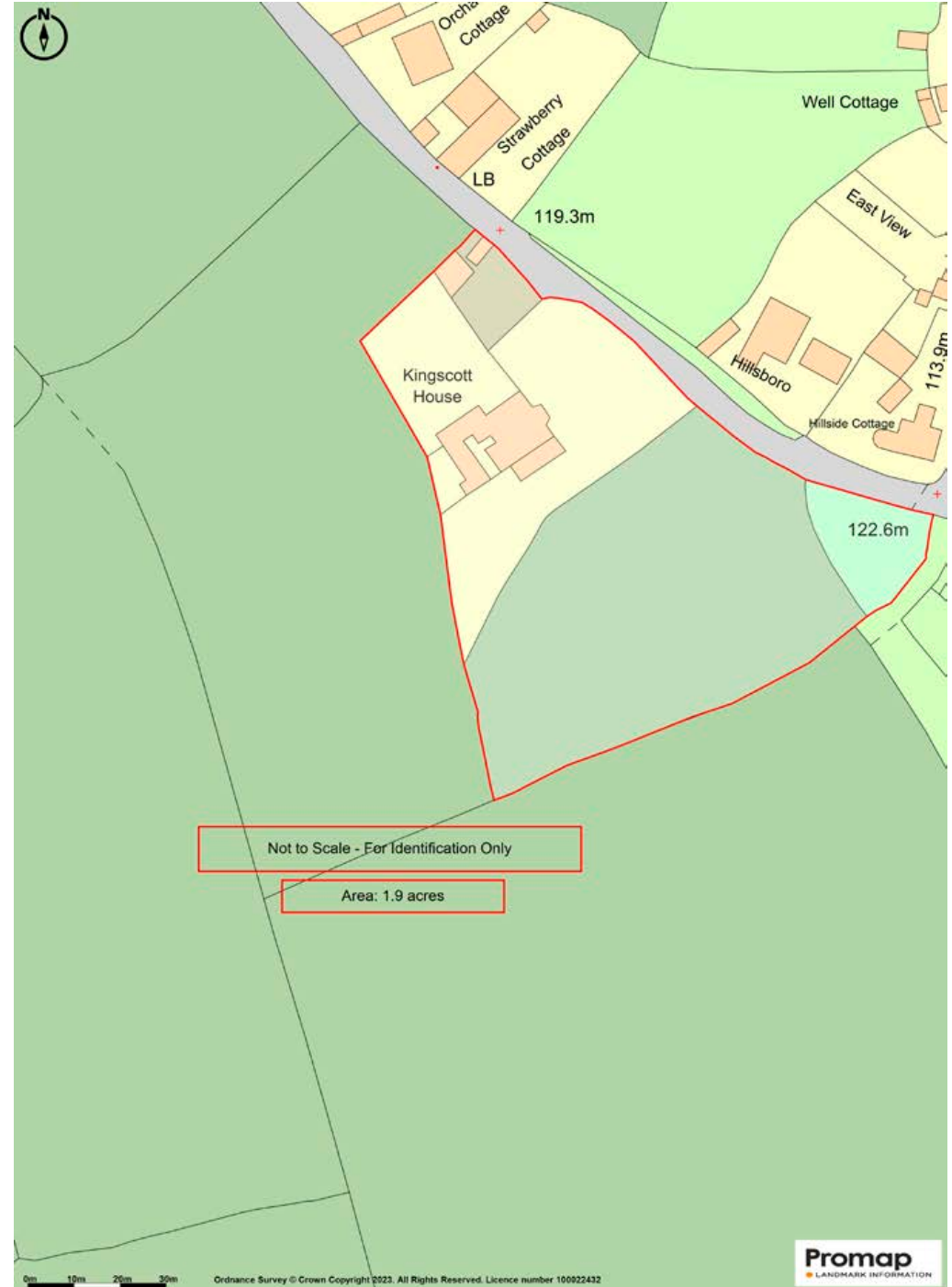
DIRECTIONS (EX38 7JW)

From Great Torrington, proceed towards South Molton on the B3227. Stay on this road until you enter the village of High Bullen, then take the first right hand turning, just before the garage. Proceed along this country lane, passing through the village of St Giles and, at the next T junction, turn left and proceed along the country lane until you enter the hamlet of Kingscott, where you will see the property situated on the right hand side.

What3Words: Reflected.Strut.Loaders

Viewing By appointment with Jackson-Stops, North Devon 01271 325 153.

For sale by private treaty with vacant possession upon completion.



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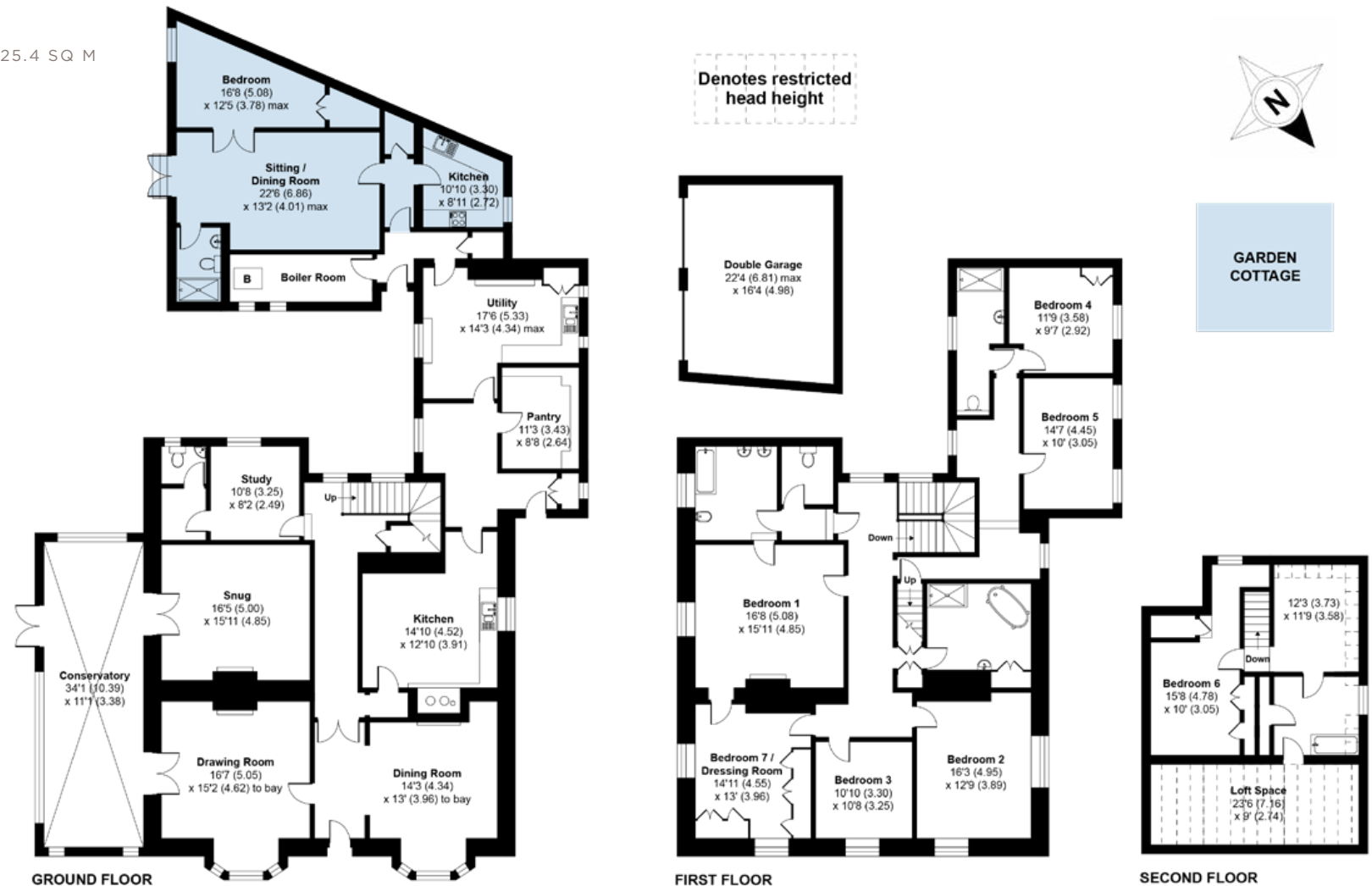
TOTAL APPROX. FLOOR AREA

5762 SQ FT / 535.3 SQ M

LIMITED USE AREA(S) = 273 SQ FT / 25.4 SQ M

GARAGE = 353 SQ FT / 32.8 SQ M

TOTAL = 6388 SQ FT / 593.4 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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