

BAGTOR HOUSE

ILSINGTON, DARTMOOR NATIONAL PARK, DEVON, TQ13 9RT

HOWARD DOUGLAS

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A SUBSTANTIAL AND HISTORIC GRADE II* LISTED COUNTRY HOUSE SET IN SOME 7.5 ACRES WITH STREAM-FED PONDS, COUNTRYSIDE VIEWS AND COTTAGE, DISCREETLY SITUATED JUST BELOW HAYTOR WITHIN DARTMOOR NATIONAL PARK

FIVE RECEPTION ROOMS ● FARMHOUSE KITCHEN-DAY ROOM ● EIGHT BEDROOMS ● FOUR BATHROOMS ● TWO BEDROOM COTTAGE
APPROXIMATELY 7.5 ACRES WITH STABLES ● ELECTRICITY WATER TURBINE AND PV PANELS

ASHBURTON/A38 3.5 MILES **EXETER/M5 18 MILES**

Guide £1,825,000

Situation and Description
Bagtor is a Domesday Manor, situated within the south Devon parish of Ilsington on the south-east slopes of Dartmoor. Bagtor House dates from the sixteenth century and was substantially enhanced in the early eighteenth century with the addition of an imposing Queen Anne-style facade with a seven window range across the upper floor and a portico entrance.

The interior of Bagtor House contains elegant panelled rooms with high ceilings, numerous period fireplaces, flagstone floors and whilst the accommodation is extensive it has a warm, homely feel. A separate stable building conversion provides two bedroom accommodation, perfect for an extended family member, housekeeper or letting (currently let at £975 pcm).

A driveway with granite gate piers and quadrant walls sets the property serenely back from the lane by some 120 yards. The house stands in approximately 7.5 acres (as measured on Promap) with south and east facing views stretching across south Devon towards the coast in the far distance. The land includes gardens with a former lawn tennis court, poultry/wild fowl run with duck pond, vegetable garden, and a sloping paddock with stables. In the field there are three large ponds fed by a moorland stream. There is also a leat-fed water turbine and an array of ground mounted solar panels, these combine to provide electricity to the house with any excess power feeding into the grid. Behind the house there is a large courtyard with marble fountain and an apple press.

Bagtor House also comes with historic Dartmoor commoners grazing rights.

The hamlet of Bagtor lies 3.5 miles north of Ashburton in a hidden valley below

oak panelled bedroom with en-suite shower room and connecting door to a dressing room.

Second Floor
On the upper floor there are two large bedrooms, a bathroom and attic store room.

Annexe
This is a detached single-storey building converted from the former stables between 30 to 40 years ago as a 'granny-flat'. It has an open-plan living area and kitchen, two bedrooms, bathroom and its own private garden area.

Gardens/Grounds
A gated gravel drive from the lane and flanked by areas of garden with mature trees culminates in a wide turning and parking area in front of the main entrance. The drive has a right-hand fork just before the main house with a secondary drive to the double garage building and the stable annexe.

Immediately to the rear of the main house is a walled courtyard with Indian marble fountain and large apple press. The gardens mainly lie to the south of the house with stunning far reaching views over countryside and neighbouring ancient woodlands. There is a lawn tennis court (not in current use but easy to re-instate), deep shrubbery and growing beds and a large area currently home to a variety of wild fowl with duck pond.

There is a timber stable building with two stables and tack room/hay store (water and electricity connected) beyond which is an area containing a large array of south-facing PV panels. Gated access is available to the paddock which is sloping and divided into two principal areas with a vehicular gate at the lower end to the lane.

Haytor/Bagtor Down. The village of Ilsington is a 30 minute walk via the high-hedged lanes and has a pub, church, primary school, hotel with gym and an excellent village shop.
There is first class riding and walking literally on the doorstep including right of way access to the moor at Bag Tor and Bagtor Down with Haytor beyond.

The towns of Ashburton and Bovey Tracey (4 miles) each offer a great range of ever day shops and amenities whilst the larger market town of Newton Abbot (around 25 minutes' drive) has a mainline railway station with direct connection to London Paddington. The A38 is a ten minute drive and links the two Devon cities of Plymouth and Exeter (30 minute drive) with its international airport and connection to the national motorway network.

History
Bagtor House and the manor of Bagtor are featured in several books and publications. According to the Historic England listing the present house dates from the 1500s at the rear (west) and the front wing (east) was added during the early 1700s.

The English playwright and poet John Ford was born at Bagtor House in 1586. The house has also been home to the eminent lawyer/politician John Dunning in the 1700s and various merchants over the years. The current owners acquired the property in 1996 and have restored the house and grounds during their tenure.

Accommodation
Portico entrance with two sets of tall double doors opens to the entrance reception room with its corniced ceiling, stone fireplace and wide wood floorboards. To the right is a formal sitting room with panelled walls, 'shell' cupboard and fireplace whilst to the left is an elegant dining room with panelled walls and white marble fireplace. A study with teak book shelving is positioned off an inner hall with flagstone floor, a cloakroom and the staircase to the upper floors.

The kitchen-day room is located in the rear wing in the older part of the house with lower ceilings, flagstone floor and a cosy feel centred around an ancient granite fireplace plus an electric four-oven Everhot range. There is a separate large pantry with slate slabs. A useful boot/utility room leads off the kitchen and connects to a garden room. At the far end of the building is a second spacious dining room with ceiling beams, flagstone floor, panelled walls, and a very large granite fireplace with bread oven. A lobby connects to a boiler/store room housing the oil-fired central heating boiler.

First Floor
Approached from a splendid, wide staircase rising to the first floor landing.

There are three east-facing (morning sun) bedrooms along the front of the building with wall panelling and countryside views, plus a nursery and bathroom. The rear wing contains a second bathroom, useful computer room and three more bedrooms including a large

Between the paddocks is an area containing three large ponds fed by a moorland stream, a haven for a wide variety of native wildlife.
A stone building houses the Pelton water turbine and generator which is fed by a leat coming off the moor.

Services
Private water supply and drainage. Private and mains electricity. Oil central heating.

Directions
From Exeter travelling west on the A38 take the Drumbridges exit and join the A382 towards Bovey Tracey. At the second mini-roundabout turn left on to the B3387 signposted Haytor/Widecombe. Continue along this road and bear left at Five Wyches Cross, following signs for Haytor/Widecombe. Proceed for just under three miles up on to the open Moor and turn left by the red telephone box signposted, Haytor Vale/ Ilsington. Stay on this road for 0.7 of a mile and fork right signposted Bickington. After 0.4 of a mile take the first right signposted Halshanger/Bagtor. The entrance to Bagtor House will be found along this lane after 0.7 of a mile on the right.

From Ashburton join the A38 in the Exeter direction and take the Goodstone exit signposted for Newton Abbot/ Bickington. At the end of the slip road take the left turning signposted Sigford/Widecombe. Proceed up this road for 2 miles and turn right at Halshanger Cross, signposted Bagtor. Follow this lane for 1.5 miles and the entrance to Bagtor House will be seen on the left.

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