www.webbers.co.uk







MANOR HOUSE, WEST DOWN

Ilfracombe, Devon

£700,000 FREEHOLD

Predicted Rental Income £2000pcm

F 5 2 4 G

Dating back to the late 16th century, this exceptional Grade II* Listed Manor House is a rare and striking example of North Devon's architectural heritage. Rich in character, the property offers four reception rooms, five bedrooms, an adjoining two-storey barn and a wealth of original features, all arranged around an attractive three-sided courtyard with the flexibility of the accommodation set up as a successful AirBnb. Set within mature gardens with private parking, the property enjoys a central position in the sought-after village of West Down, approximately 10 minutes from Woolacombe.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Striking detached Grade II* Listed stone Manor House, reputed to date from the late 16th century
- Four reception rooms and five characterful bedrooms currently arranged as the main house and a successful, 2 bedroom AirBnb
- Exceptional period features, including inglenook fireplaces, exposed beams, ornate plasterwork and mullion windows
- Private cobbled courtyard with parking for approximately two vehicles
- Extensive mature gardens with terrace, greenhouse, dovecote and established planting
- Adjoining two-storey barn offering exciting conversion potential, subject to consent
- Sought-after West Down village location, approximately 10 minutes from Woolacombe beach

Overview

A rare opportunity to acquire a striking detached Grade II* Listed stone Manor House, reputed to date from the late 16th century, with later 17th-century additions forming an attractive three-sided courtyard.

This substantial and highly individual home offers four reception rooms, five bedrooms, extensive gardens, a private cobbled courtyard, parking and an adjoining two-storey barn with exciting potential for conversion, subject to the necessary planning permission and listed building consents.

The property retains an exceptional collection of original period features, including lofty beamed ceilings, exposed stonework, stone and timber mullion windows, ornate plasterwork and friezes, impressive inglenook fireplaces, flagstone and parquet flooring, studded doors and a magnificent period staircase.

The ground floor accommodation is centred around an impressive L-shaped entrance hall, which provides access to the principal reception rooms. These include a characterful drawing room with bay windows and an inglenook fireplace, a generous dining room featuring an inscribed fireplace believed to date from 1624, a study area and a substantial family room with direct access to the courtyard.







The kitchen/breakfast room provides a practical and welcoming everyday living space, with glazed doors opening onto the courtyard and a fireplace with a wood-burning stove. A rear lobby leads through to the adjoining double-height barn, which retains exposed stone walls and timbers and includes a first-floor workshop and attic area.

On the first floor are five bedrooms, several of which are particularly impressive, with high ceilings, exposed beams, fireplaces and elaborate historic plasterwork. Bedroom three is especially notable for its ornate decorative plasterwork, while bedroom two also benefits from a separate dressing room. A family bathroom completes the first-floor accommodation.

Outside, the property is approached through a pedestrian gateway set within a stone wall, with a decorative cobbled and stone pathway leading to the main entrance. The gardens are predominantly laid to lawn and contain a wide variety of mature specimen trees, shrubs and established planting.

Further features include a raised stone terrace, ornamental water pump, greenhouse, garden shed and traditional dovecote. The grounds are particularly peaceful and private, with the nearby parish church providing an attractive backdrop.

To the rear, double gates open into a secluded cobbled courtyard, providing private parking for approximately two vehicles. A further parking space is also available immediately outside the gates within the shared outer courtyard.

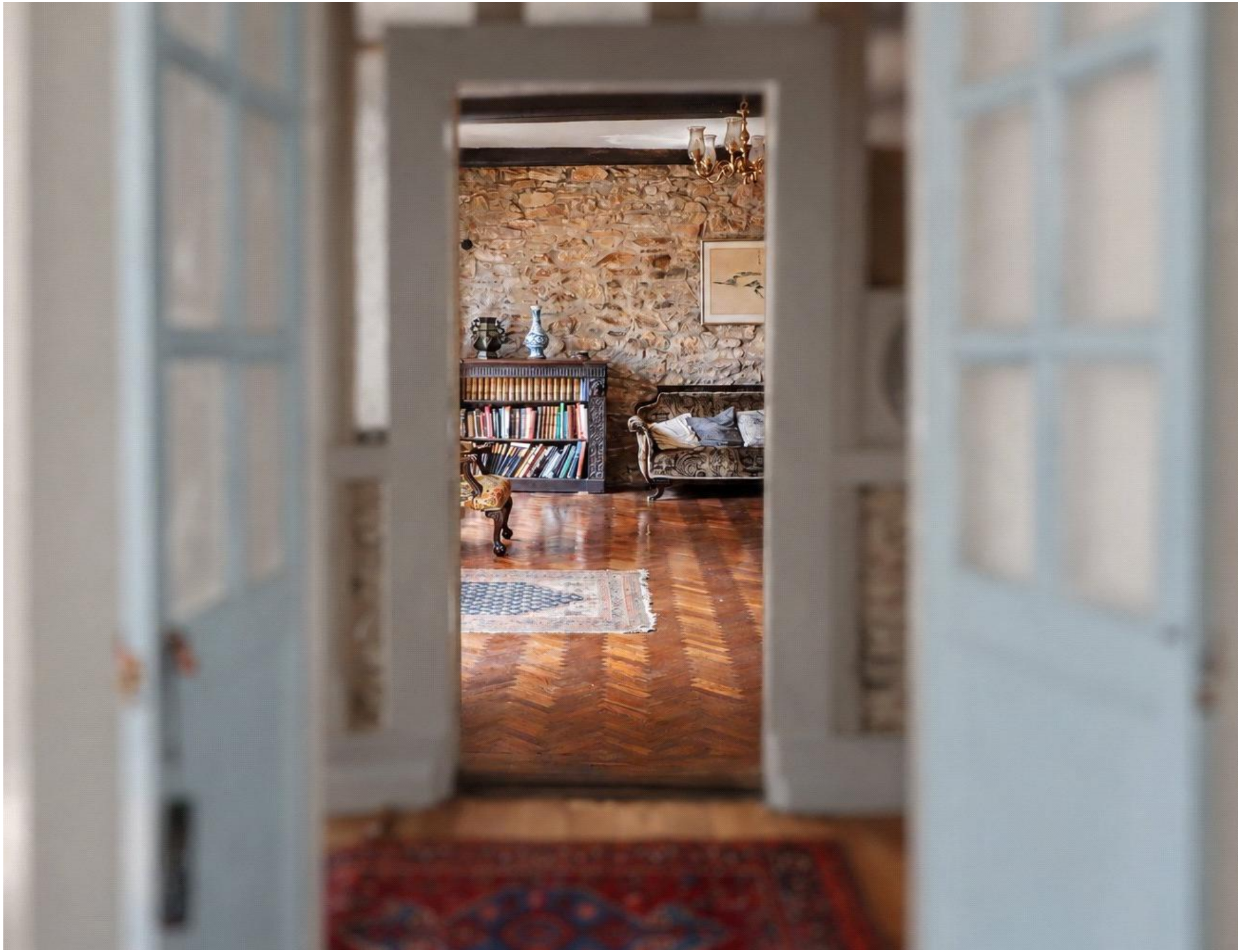













FT
1624
GT

The Area

West Down is a particularly sought-after North Devon village, enjoying an attractive rural setting while remaining conveniently placed for the coast and the area's principal towns. The village has retained a strong sense of community and offers a useful range of everyday amenities, including a well-regarded primary school, community shop, popular village pub and restaurant, parish church and village hall.

The renowned golden sands of Woolacombe are approximately 10 minutes away by car, while the coastal town of Ilfracombe and the larger village of Braunton are also within easy reach. The popular beaches at Croyde, Saunton and Putsborough are readily accessible, with Saunton also home to two championship golf courses. Barnstaple, North Devon's main commercial and regional centre, is around 30 minutes away and provides an extensive range of shopping, schooling, leisure and employment facilities, together with road and rail links to the wider region.





Services and Utilities

A shared septic tank system is in place alongside mains electric and gas. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in a westerly direction heading out of town on the main A361 sign posted Barnstaple. Proceed straight across the Mullacott roundabout and continue along this road for approximately one and a half miles turning left at Dean's Cross sign posted West Down. Follow the road to the T Junction and turn right towards the village centre. Upon reaching the village square bear left passing the Crown Inn on your left and the property can be found around the bottom of the road.

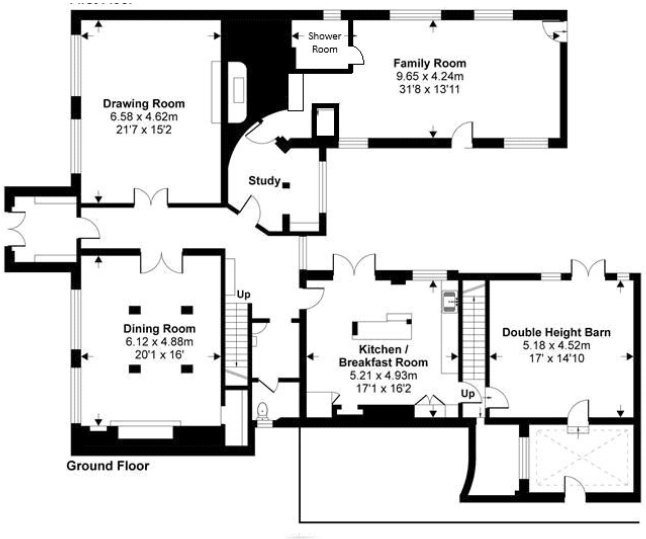
View this property

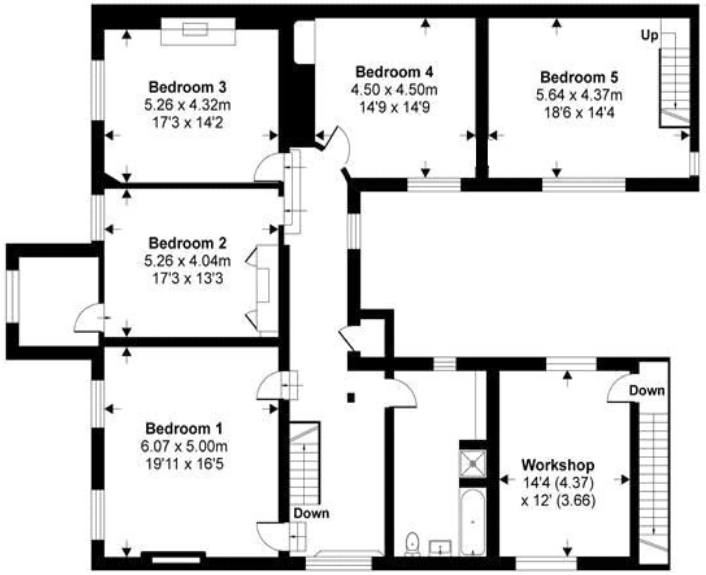
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK