

Rocklands House

Chulmleigh, Devon, EX18 7BY

Asking Price £1,250,000

EPC: E | Council Tax: G | Tenure: Freehold | Bedrooms: 7 Reception Rooms: 4 Bathrooms: 6

FINE & COUNTRY

KEY FEATURES

- Distinguished Arts & Crafts residence dating from 1892, rich in period character and architectural charm.
- Wonderfully private edge-of-town setting with far-reaching countryside views towards Dartmoor.
- Four beautifully proportioned reception rooms, offering elegant and versatile living and entertaining spaces.
- Four generous double bedrooms, including two with the luxury of en suite facilities.
- Impressive 980 sq ft loft room offering exceptional versatility and exciting further potential. (Subject to any necessary consents)
- Characterful former stables providing superb ancillary accommodation for family, guests or holiday use.
- Approximately five acres of established gardens, grounds, paddocks and an attractive orchard.
- A wealth of period detail including high ceilings, decorative fireplaces, timber floors and traditional windows.
- A rare and historic Chulmleigh residence, commissioned by the 6th Earl of Portsmouth in 1892.



























ROCKLANDS HOUSE

Dating from 1892, Rocklands House is a handsome and distinctive Arts & Crafts residence offering an exceptional combination of period character, generous accommodation and privacy, whilst remaining within easy reach of the centre of Chulmleigh.

The house retains a wealth of original character, including high ceilings, sash windows, decorative fireplaces and timber floors, complemented by sympathetic improvements made over the years. Secondary glazing has been added to many of the windows, whilst a number of windows are double glazed, helping to improve comfort and efficiency whilst retaining the character of the property.

Internally, the house is notable for its beautifully proportioned accommodation, with four separate reception rooms in addition to the breakfast room and kitchen, making it particularly well suited to both family life and entertaining.





INSIDE

The ground floor offers particularly generous and versatile accommodation, with four individual reception rooms providing an excellent balance of formal entertaining space and more relaxed everyday living.

The drawing room is a wonderfully proportioned room with a southerly aspect and views across the grounds and surrounding countryside. Alongside this is the impressive sitting room, another substantial reception space featuring an attractive bay window with French doors opening onto the veranda and providing a comfortable family living area. A separate dining room offers a more intimate setting for entertaining, whilst the study provides an ideal home office or additional reception room.

At the heart of the house is the spacious breakfast room, with triple sash windows overlooking the grounds and a natural connection through to the adjoining kitchen. Together these rooms create a generous everyday family space. A separate laundry/utility room and WC complete the ground-floor accommodation.





ROCKLANDS HOUSE

Upstairs, the spacious landing leads to four double bedrooms. The principal bedroom benefits from an en suite shower room, with a further bedroom also having its own en suite facilities.

The remaining bedrooms are served by the family bathroom and separate WC. Many of the rooms enjoy attractive views across the grounds and surrounding countryside. A permanent staircase rises from the first floor to the substantial loft room, extending to approximately 980 sq ft. Already providing an exceptionally useful and versatile space, it offers considerable scope for a variety of uses and possible further adaptation, subject to any necessary consents.

THE FORMER STABLES

The former stables have been converted to provide excellent ancillary accommodation, offering considerable flexibility for visiting family and guests or potential holiday accommodation. The ground floor incorporates a reception area, wet room and double bedroom, whilst upstairs are two further bedrooms set within the eaves, including a twin room and a principal double bedroom with useful under-eaves storage. Set separately from the main house, the building provides a valuable degree of independence and considerably enhances the versatility of Rocklands House.

GARDENS & GROUNDS

Rocklands House is approached over a private gravelled driveway, providing ample parking alongside the garage. The house is tucked away from the road and enjoys an excellent degree of privacy.

The established gardens surround the house and provide an attractive mixture of lawns, mature trees, shrubs and planting. Of particular note is the rhododendron garden to the front, together with a number of mature specimen trees which contribute greatly to the character and setting of the property. The grounds enjoy a predominantly rural outlook, with far-reaching views across the surrounding countryside.

Beyond the main gardens are four separately enclosed paddocks, including an established orchard, with the largest paddock extending towards a stream in the valley. A substantial agricultural barn provides useful livestock, storage or amenity space and may offer potential for alternative uses, subject to any necessary consents. In all, the property extends to approximately five acres.

A LITTLE HISTORY

Rocklands House was built in 1892 during the Arts & Crafts period and is recorded by North Devon Council as having been commissioned by Newton Wallop, 6th Earl of Portsmouth, whose family were significant landowners in the area.

Although not nationally listed, Rocklands House is recognised as a Building of Local Interest and stands within the Chulmleigh Conservation Area. Its handsome stone elevations, decorative brick chimneys, timber gables, traditional windows and attractive veranda all contribute to its distinctive architectural character.

More than 130 years later, Rocklands House remains an impressive example of a late-Victorian country residence, retaining much of its period character whilst providing substantial and versatile accommodation for modern family life.















LOCATION

Rocklands House occupies an enviable position on the edge of the historic town of Chulmleigh, enjoying the unusual combination of considerable privacy, countryside views and convenient access to the town's amenities.

Chulmleigh has a thriving local community with a good selection of independent shops and everyday amenities, together with public houses, sporting facilities, a primary school and the well-regarded Chulmleigh Community College. The surrounding countryside provides excellent opportunities for walking, riding and cycling.

The regional centre of Barnstaple, approximately 18 miles away, provides a wider range of shopping, leisure and commercial facilities, whilst the cathedral city of Exeter, approximately 23 miles distant, offers extensive shopping, cultural and leisure facilities together with excellent transport connections.

Eggesford railway station, approximately 2.5 miles away, lies on the scenic Tarka Line connecting Barnstaple and Exeter, whilst the dramatic landscapes of Exmoor and Dartmoor, together with the renowned North Devon coastline, are all readily accessible.

DIRECTIONS

What3words///tuned.inherits.outlawing

UTILITIES AND SERVICES

Mains electricity, water and drainage. Oil fired central heating. 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

AGENTS NOTE

Please note that some photographs within these property particulars have been digitally enhanced using AI for presentation purposes. Edits are intended to improve lighting, colour, perspective and/or reduce visual clutter. No alterations are intended to misrepresent the property's structure, layout, permanent features or condition. Prospective purchasers should satisfy themselves as to the property's appearance and condition during their viewing.









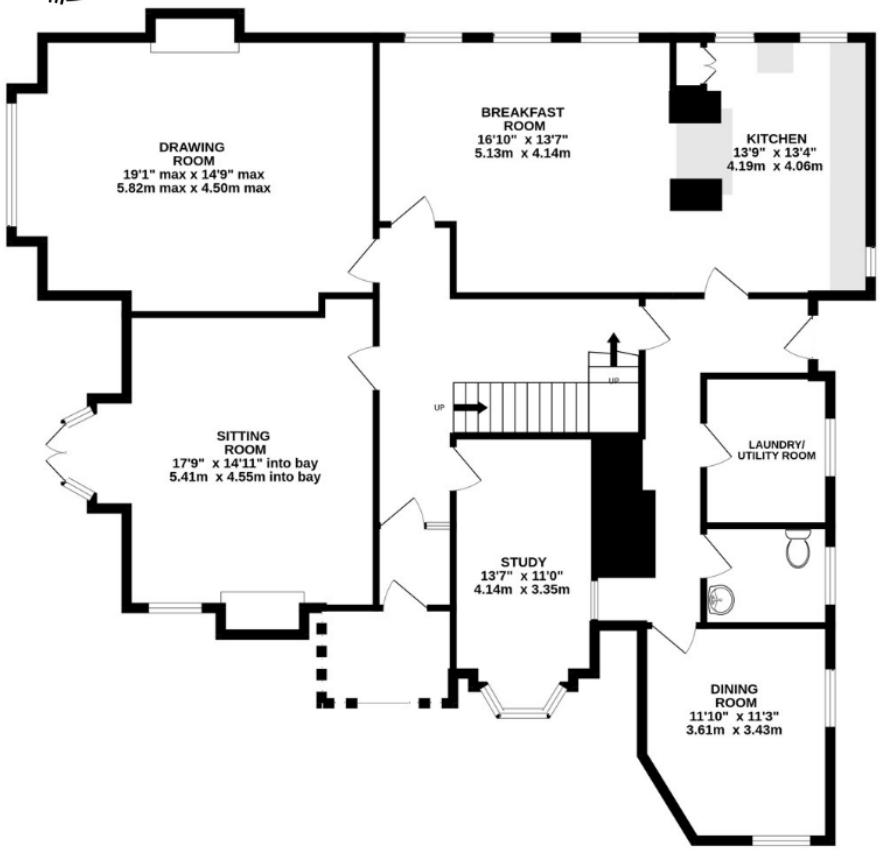




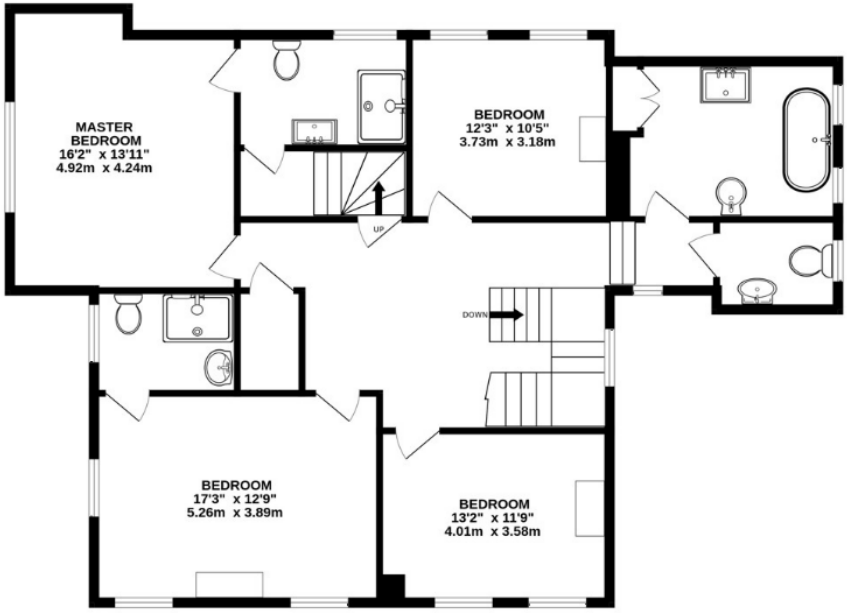
ROCKLANDS HOUSE, CHULMLEIGH, DEVON, EX18 7BY

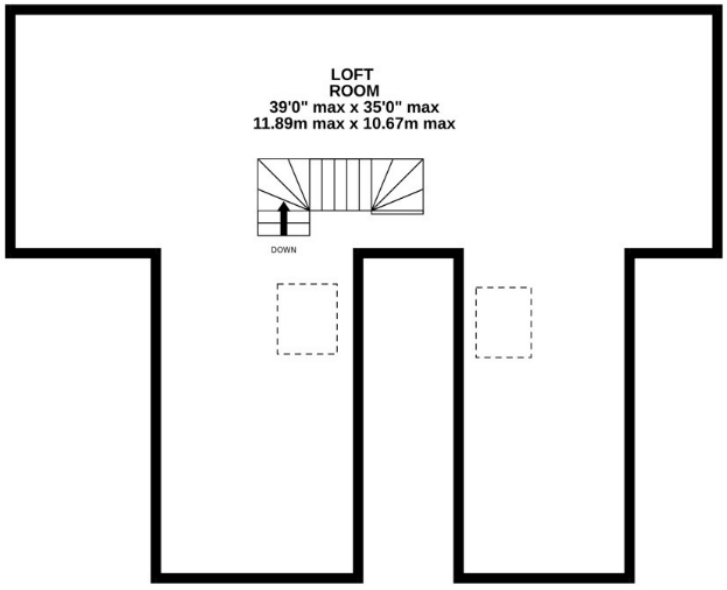
TOTAL FLOOR AREA : 3888sq.ft. (361.2 sq.m.) approx.

GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



FIRST FLOOR
1292 sq.ft. (120.0 sq.m.) approx.





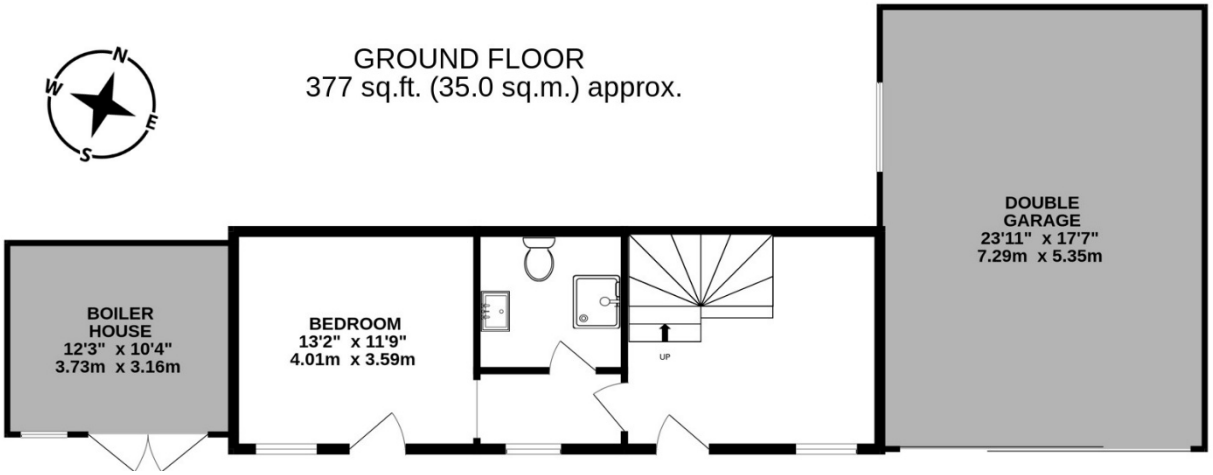


Lauren Jones

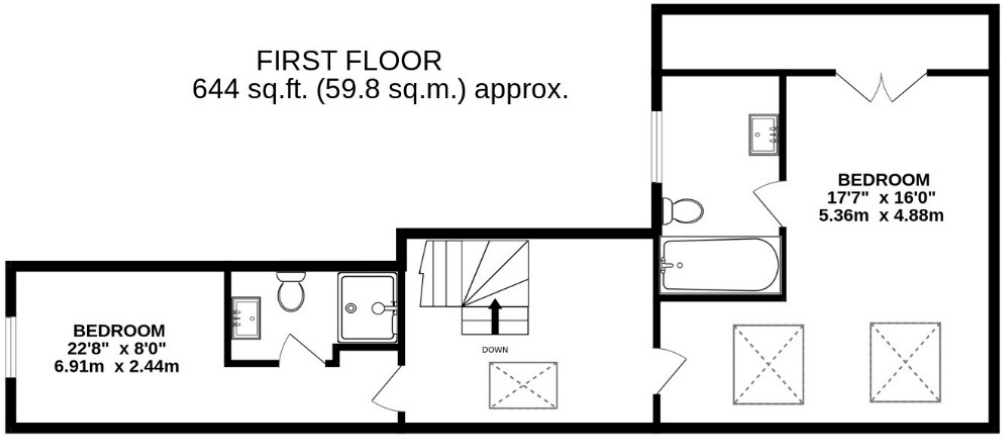
Local Director

Follow South Molton Fine & Country on

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



FIRST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. 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



South Molton Fine & Country Broad Street, South Molton, Devon, EX36 3AQ
01769 575 797 | southmolton@fineandcountry.com

fineandcountry.com™