



Dower House

Annery, Monkleigh, Bideford, Devon

A fine Georgian property set in beautiful private gardens of approx 4 acres and surrounded by rolling Devon countryside

An impressive late Georgian property offering 5 bedrooms and magnificent gardens, located in a peaceful rural setting three miles south of Bideford. The property was formerly part of the historic Annery Estate and features attractive white rendered elevations, while inside there are elegant, ornate period details and décor, as well as light, airy reception rooms that connect to the beautiful organic gardens.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



TRIPLE GARAGE & OUTBUILDINGS



ORNAMENTAL GARDENS 4 ACRES



FREEHOLD



RURAL



2,952 SQ FT



GUIDE PRICE £1,650,000



The property

There are three main reception rooms on the ground floor, each of which welcomes plenty of natural light and opens onto the gardens. These include the 24ft sitting room which has a dual aspect, including four sets of French doors. There is wooden flooring, elegant corning and a grand open fireplace. There is also a formal dining room with wooden parquet flooring and French doors that open onto the veranda, while the impressive garden room features a sunken floor and a vaulted ceiling with west-facing French doors that open onto the courtyard. Additionally, the ground floor has a private office for home working and a well-equipped kitchen with handmade, painted timber units, a range cooker, two-oven Aga and space for a breakfast table and all the necessary appliances. Adjoining the kitchen, the utility room offers further storage space while a cloakroom completes the accommodation on this floor.

A stairway rises to the first floor accommodation which features an impressive half-level bow window allowing for a wealth of natural light. The first floor comprises five well-presented double bedrooms, four of which benefit from built-in wardrobes. These include the generous

principal bedroom, which has a sunny south-facing aspect and an en suite bathroom with a bath and a separate shower unit. The first floor also has a large family bathroom with a bath and a separate shower and an additional cloakroom.

Outside

The house is positioned in a secluded setting, approximately 300 yards along a tree lined driveway that leads to a cobbled parking area to the side of the house and to the detached triple garage which has lapsed planning for conversion into ancillary accommodation. There is a further cobbled courtyard area at the front of the house, while to the side and rear there are extensive, organic gardens which include patio areas partially covered by verandas providing excellent space for al fresco dining and entertaining, an ornamental pond with herbaceous borders, areas of lawn bordered by established hedgerows and wildflowers, and a kitchen garden with a greenhouse, fruit trees and numerous raised beds. Also within the grounds is a large outbuilding that houses 4 stores offering development potential subject to obtaining the necessary consents. In all the property enjoys a sizeable plot of approx 4 acres.



Location

Dower House is set in a beautiful rural setting, between the towns of Great Torrington and Bideford and just over one mile from the village of Monkleigh which offers the well-regarded pub 'The Bell Inn'. Great Torrington is full of period architecture and has a Victorian pannier market in the town, along with plenty of other everyday amenities, including shops, supermarkets, leisure facilities and primary and secondary schooling. The historic port town of Bideford on the estuary of the River Torridge is just over 3 miles away and offers a wide range of amenities and facilities including large supermarkets, high street shopping, a community hospital and variety of cafes, pubs and restaurants. An even further extensive range of facilities can be found in the thriving town of Barnstaple 12 miles away as well as a mainline railway station. The idyllic countryside surrounding the property provides a plethora of walks, rides and other outdoor pursuits with the Tarka Trail and Exmoor National Park within easy reach. The attractive sandy beaches at Saunton, Woolacombe and Croyde are also within a short distance. The area is well connected by road, with the A386 providing access towards the coast, and links towards Exeter and Plymouth.

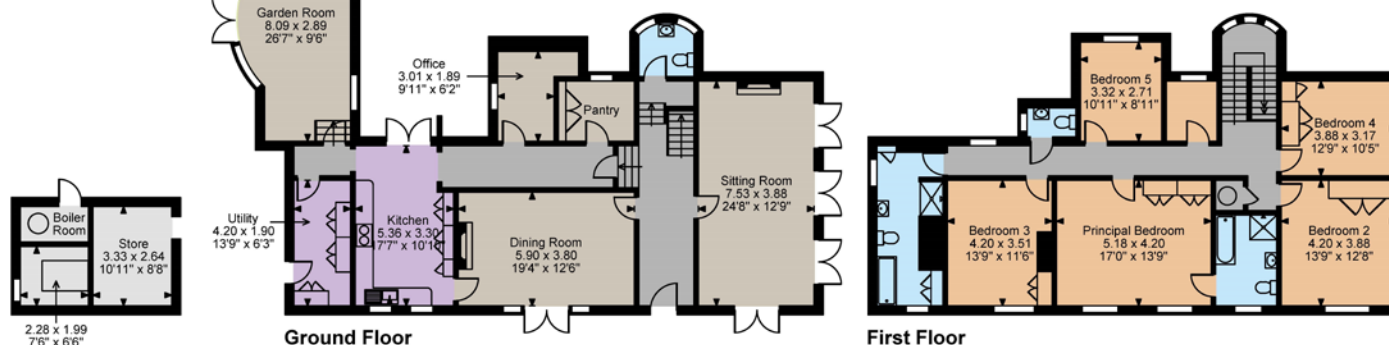
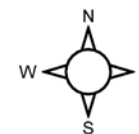
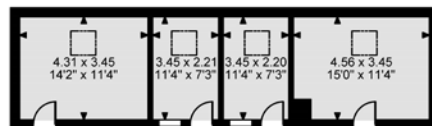
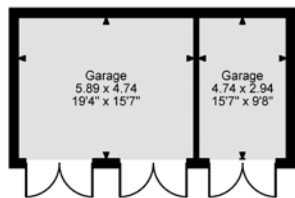
Distances

- Bideford 3.3 miles
- Great Torrington 5.2 miles
- Barnstaple 12 miles
- Barnstaple station 12.9 miles
- Okehampton 23 miles
- Exeter 42 miles

Nearby Schools

- Monkleigh Primary School
- East-the-Water Community Primary School
- Great Torrington School
- Bideford College
- Kingsley School Bideford
- Shebbear College
- West Buckland School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,952 sq ft (274 sq m)

For identification purposes only.

Directions

EX39 5JN

what3words: ///tinny.soothing.example - brings you to the driveway

General

Local Authority: Torridge District Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Pellet biomass boiler. Solar panel energy

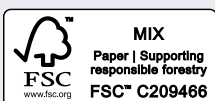
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: G

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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