



# Upcott Barton

Cheriton Fitzpaine



An exceptional Grade II\* listed manor house, nestled amidst unspoilt Devon countryside, with beautiful landscaped gardens, extensive outbuildings and approximately 30 acres

Upcott Barton, Cheriton Fitzpaine, Devon EX17 4LF

Cheriton Fitzpaine 2 miles, Crediton 8.2 miles, Tiverton 10 miles, Exeter St Davids mainline station (London Paddington in just over 2 hours) 10.9 miles, Exeter 11 miles, Exeter International Airport 18 miles

### *Features:*

Drawing room | Dining room | Kitchen/breakfast room  
Utility room | Library | Study | Two cloakrooms | Seven bedrooms, one en suite | Family bathroom | EPC rating TBC

Roundhouse | Range of modern farm buildings | Courtyard of farm buildings including machinery stores, workshops and stabling

Landscaped walled gardens | Paddocks | Pasture | Woodland

About 30 acres in all

A further 181 acres is available by separate negotiation









### *The property*

Upcott Barton is a historic manor house nestled in a peaceful and private position within the rolling Mid Devon countryside. This Grade II\* listed building dates to the early 16th century, with significant architectural developments occurring in the later 16th and 17th centuries. The manor house retains a wealth of remarkable period details with features including intricate ceiling moulds, decorative gables, open fireplaces, mullioned windows and original oak panelled walling. Upcott Barton is surrounded by beautiful landscaped walled gardens and benefits from extensive outbuildings including a traditional courtyard of outbuildings which could provide excellent development potential subject to obtaining the necessary consents. The manor house also benefits from a traditionally built Roundhouse currently ran as a successful holiday let and enjoys approximately 30 acres of grounds.

A grand entrance hall leads through to the manor's ground floor accommodation which comprises a well-proportioned drawing room and dining room that both feature original open fireplaces and panelled walling with views over the landscaped gardens. Adjoining the dining room is a library and a useful study. The traditional kitchen/breakfast room features exposed timber beams, wooden units to base and wall level, space for a large breakfast table and an inglenook fireplace with an Aga. An adjoining utility room provides further generous space for household storage and appliances. Two cloakrooms complete the accommodation on this floor.

The first and second floors can be accessed via two separate staircases and provide seven double bedrooms, one benefitting from an en suite and another benefitting from an adjoining dressing room. There is also a family bathroom

### *Outside*

The property boasts stunning, private and sheltered gardens with exceptional countryside views. The walled gardens are designed across a

series of terraces, featuring both formal and informal plantings, providing a range of well-stocked flower beds and mature shrubs and topiaries. A bowling green, enclosed by charming stone and Cob walls sits beyond, leading to a thriving orchard. Adjacent to the manor's west wing is an impressive selection of traditional single and two-storey outbuildings arranged around a courtyard. Currently used for garaging, domestic and agricultural storage and workshops, these versatile spaces offer exciting potential for alternative uses subject to obtaining the necessary planning consents.

The property enjoys approximately 30 acres of grounds which comprise pasture and arable land divided into good-sized paddocks as well as areas of woodland. The western boundary is bordered by the gently flowing Holly Water River with a tributary leading to a small a wildlife pond within the grounds.

A further 181 acres is available by separate negotiation.

### *Roundhouse*

Completed in 2015, the Roundhouse was built using materials sourced and crafted on the farm, staying true to ancient construction techniques. Inspired by Iron Age architecture, it features walls made from traditional sand and lime mixture which is topped with a thatched roof. Designed to offer guests an authentic glimpse into the past, the Roundhouse has been a great success since its completion, primarily serving as a short-term holiday rental and providing a steady income.

### *Situation*

Upcott Barton occupies a peaceful rural location in the unspoilt Devon countryside, just one mile from Poughill and approximately 8.2 miles from Crediton. Due to its tranquil position in the countryside, the opportunity for walking, cycling and riding direct from the property is excellent. The National Parks of Exmoor and Dartmoor are within easy reach, as are the Blackdown Hills and the North and South Devon coastlines.





















Poughill has a village hall and a church, whilst the village of Cheriton Fitzpaine is approximately 2 miles away, and offers further everyday amenities including a church, village hall, two well-regarded pubs, a GP surgery, a good primary school and Post Office with a general store. Crediton provides a comprehensive range of amenities, including churches, schools, banks, a Post Office, shops, delicatessens, supermarkets, a leisure complex and library. The cathedral city of Exeter, 11 miles away, is the most thriving city in the South West and offers a wealth of cultural activities with the theatre, the museum and arts centre, as well as a variety of good restaurants and shopping including John Lewis and Waitrose. There is a good range of educational options in the area including a primary school at Cheriton Fitzpaine. Secondary schools include Queen Elizabeth's School, Blundell's (for which Upcott Barton is within the reduced-fee catchment area), Exeter School, Exeter College and The Maynard. Exeter University is widely recognised as one of the best universities in the country. Communication links in the area are good, with the M5 motorway at Tiverton providing a connection to the A38 to Plymouth, the A30 to Cornwall, and Bristol and London to the north and east respectively. There are regular rail services to London from Tiverton Parkway and Exeter St David's, taking under two hours from Tiverton. Exeter International Airport, approximately 18 miles away, provides an ever-increasing number of domestic and international flights.

#### General Information

**Local Authority:** Mid Devon District Council

**Council Tax:** Band F

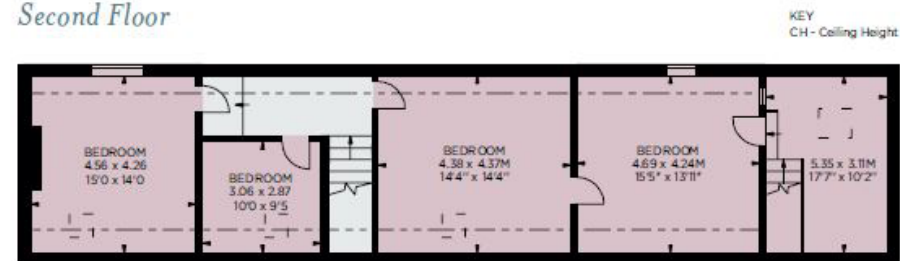
**Tenure:** Freehold

**Services:** Oil-fired heating. Private water (bore hole) and mains water. Mains electricity and private drainage which we understand may not be compliant with current regulations. Further information is being sought.

**Wayleaves and Easements:** this property is sold subject to any wayleaves or easements whether mentioned in these particulars or not

**Guide Price:** £2,150,000

#### Second Floor



#### MAIN HOUSE

Approximate gross internal area

5117 sq ft / 475.37 sq m



#### First Floor



#### Ground Floor

Not to Scale

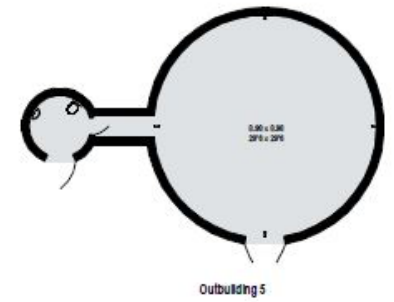
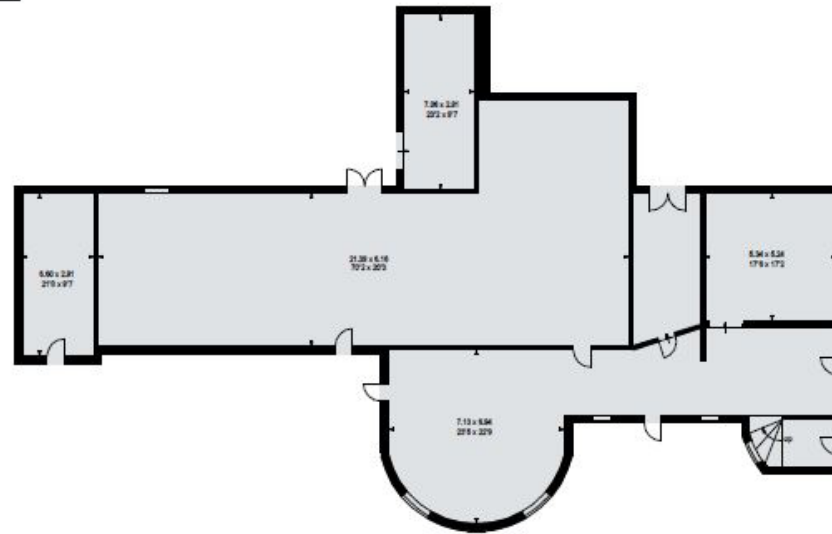
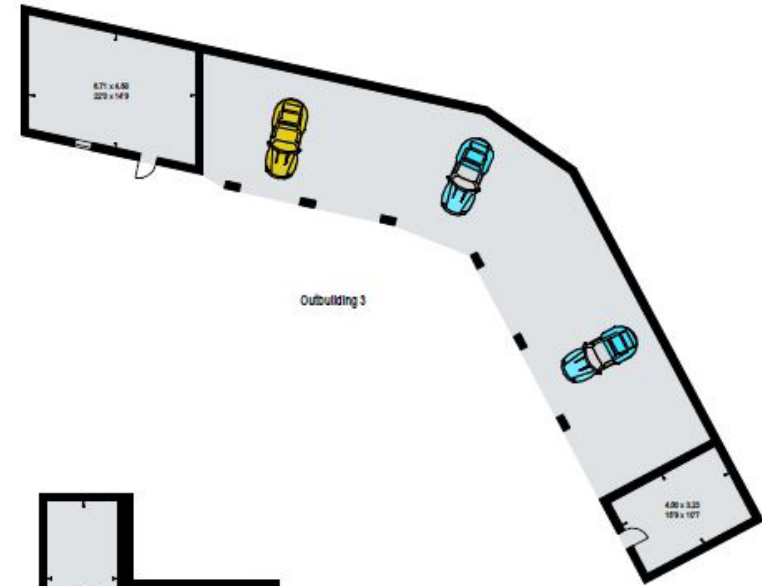
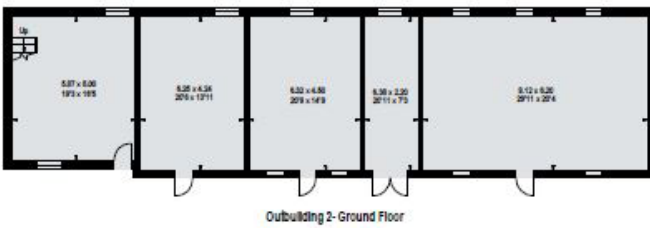
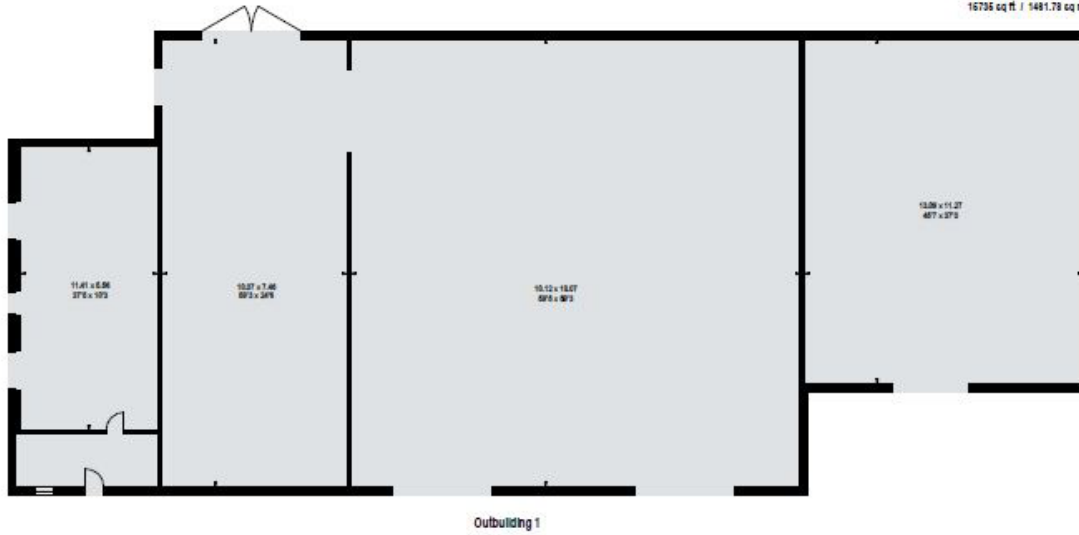
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# Upcott Barton Outbuildings, EX17

Approximate gross internal area

Outbuilding 1
7668 sq ft / 709.87 sq m
Outbuilding 2
2018 sq ft / 187.47 sq m
Outbuilding 3
1847 sq ft / 171.69 sq m
Outbuilding 4
8668 sq ft / 800.83 sq m
Outbuilding 5
768 sq ft / 70.42 sq m
Total
16735 sq ft / 1481.78 sq m





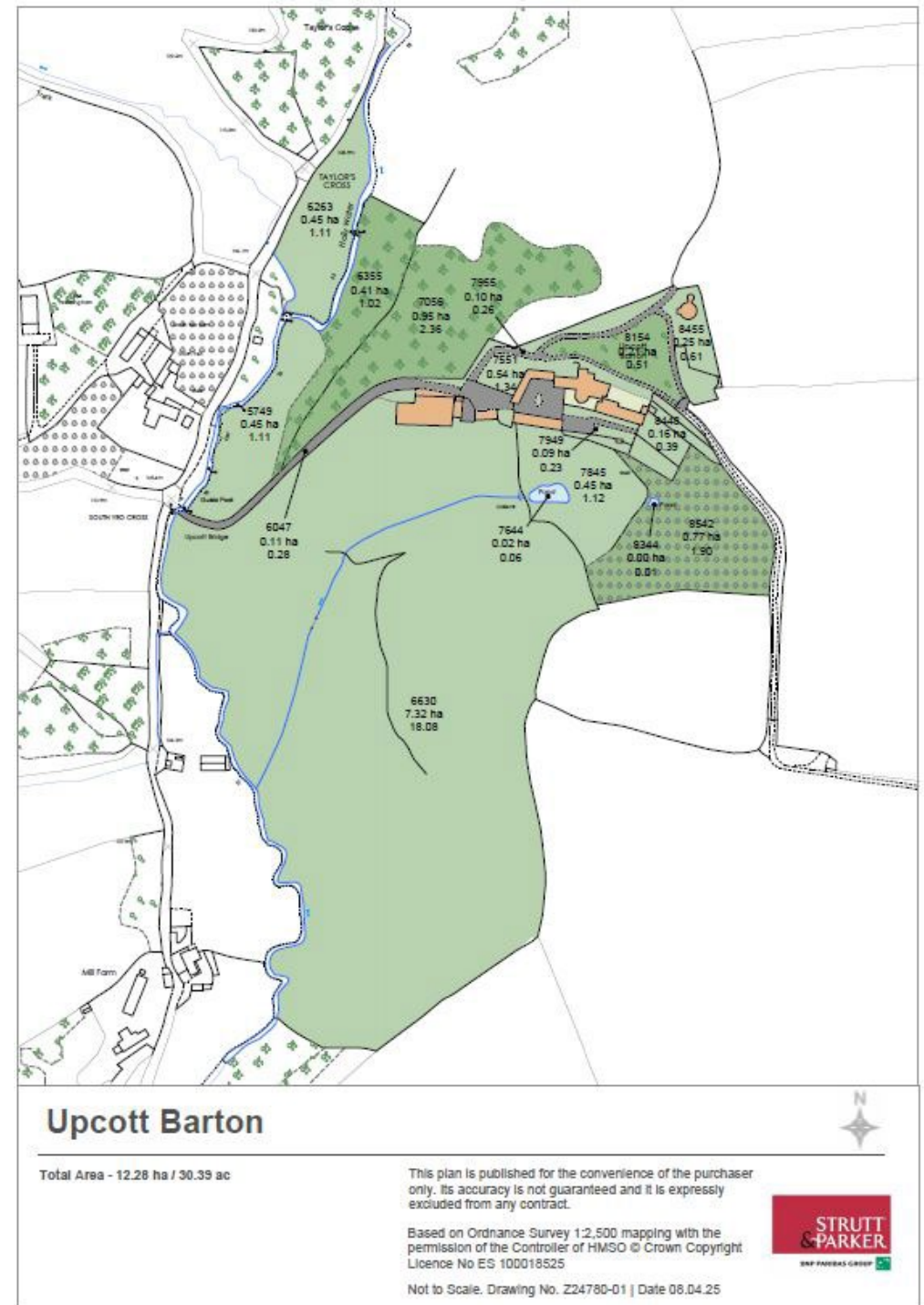
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