



Hudscott Manor

Chittlehampton

A distinguished Grade II* listed country house accompanied by cottages, a collection of traditional outbuildings, landscaped gardens, paddocks and woodland. Available with up to 176 acres

Hudscott Manor, Chittlehampton, Umberleigh, Devon EX37 9QP

South Molton 3 miles, Barnstaple 10 miles, Tiverton 24 miles, M5 (J27), Tiverton Parkway Station 29 miles (London Paddington about 2 hours) and Exeter 32 miles

Features:

Lot 1: Reception and dining hall | Drawing room | Morning room Conservatory | Sitting room | Kitchen/ breakfast room
Utility room | Cloakroom | Cellars | Domestic offices
Principal bedroom suite | Four further bedrooms, two en suite
Two family bathrooms | EPC rating TBC

Self-contained annexe | Three bedroom cottage
18th Century Clock House cottage (EPC rating TBC)

Orangery | Range of traditional outbuildings
Planning permission for conversion of stone barn to residential dwelling | Manege and further stables
Mature formal gardens | Paddocks | Woodland
Wildlife ponds | Approximately 63 acres

Lot 2: Productive agricultural land with significant conservation and amenity appeal | Approximately 113 acres

About 176 acres in all





Lot 1: The property

Hudscott Manor has a long and fascinating history dating back to at least the medieval period. The manor was significantly rebuilt in the 17th century by the Lovering family and later served as a refuge for ejected Presbyterian ministers during the late 1600s. By 1700, it had passed to a junior branch of the influential Rolle family. Samuel Rolle, a member of Parliament for Barnstaple, later purchased the manor of Chittlehampton in 1737, making Hudscott its principal estate. With its 17th century architectural features, Hudscott Manor is recognised as a Grade II* listed building due to its historical and architectural significance.

The property features attractive part rendered and stone elevations beneath a slate roof with the accommodation configured over two light-filled floors. The property offers elegant and spacious living areas, featuring well-proportioned reception rooms that are ideal for both formal entertaining and comfortable family living. The main reception rooms showcase a wealth of period details including decorative cornicing, ornate fireplaces and large sash windows allowing for a wealth of natural light. Upstairs the property offers five well-presented double bedrooms with three benefitting from en suite facilities. There are also two-family bathrooms on this floor.

Hudscott Manor benefits from a self-contained apartment on the first floor with an open-plan living area/kitchen with one en suite bedroom. There is also an adjoining ground floor cottage that offers further attractive accommodation with three reception rooms and three bedrooms. An additional cottage can be found within the grounds in an 18th century Clock House which features characterful accommodation including an open living area and kitchen and one en suite double bedroom. The charming two-storey Clock House contains what is believed to be one of the oldest working clocks in the southwest. The cottages and apartment provide excellent opportunities for multigenerational living or income potential subject to obtaining the necessary consents.

Gardens & Grounds

The gardens at Hudscott Manor are a standout feature. To the south of the house, beautifully maintained lawns are interspersed with natural

rhododendrons and a variety of mature trees and shrubs, complemented by formal landscaped gardens and inviting seating areas. Gravel pathways wind through the grounds, bordered by privet hedging and enclosed by the historic kitchen garden wall, which is overlooked by the orangery. Beyond the gardens, the paddocks extend to the south of the house, while additional grass paddocks are situated between the main and rear entrance drives and around the house and outbuildings. The estate also includes former parkland, and along the main drive, a charming small copse with a pond adds to the natural beauty of the surroundings. In all the property enjoys approximately 63 acres.

By maintaining diverse habitats, Hudscott Manor supports a wide range of plant and animal species, fostering ecological balance and resilience. The estate is also involved in regenerative farming practices while the woodlands and grasslands play a vital role in carbon sequestration which provides a commitment to sustainable agricultural practices and ecological preservation.

Outbuildings

At the rear of the house, a walled garden is enclosed on one side by a range of storage buildings, the rear driveway leads to a gravel parking and turning area behind the house, continuing through a high brick wall with brick pillars into an additional yard area to the northeast. On one side of this yard stands a substantial stone barn, currently used as workshops. Planning permission has been granted to convert this building into two separate two-bedroom dwellings. The barn is equipped with electricity, lighting and heating and features a first-floor loft running the entire length of the structure.

Further buildings include:

- Timber barn under a slate roof.
- Georgian Orangery with glazed doors and windows facing the gardens.
- Stables built of stone and timber under a slate roof incorporating two stables, one with storage facilities.
- Further barn built of stone with stone pillars, used as a hay and wood store.
- Agricultural building which has historically been used as a sand school.
- Kennels under a slate roof with planning permission to convert.









Lot 2:

A superb and expansive block of level, undulating agricultural land extending to approximately 113 acres. Highly productive and well-maintained, the land offers significant agricultural value alongside notable conservation and amenity appeal.

In recent years the land has been entered into a number of environmental schemes, including herbal leys, a winter birdseed mix, bee and pollen mixes, and low input grassland. These agreements provide a favourable annual income of circa £20,000 in revenue. In addition there is a Woodland Trust Agroforestry scheme to create wood pasture with alley planting incorporating a mix of British native tree and shrub species. Much of the land has been deer fenced under this scheme. There may be scope for further additional annual income under the latest SFI scheme for agroforestry, subject to a successful application.

The land has previously grown cereals and maize and therefore may be well suited to arable cropping, as well as fodder production and livestock grazing, although the convenient location, superb views and aesthetic appeal may also make the land suitable for a variety of other agricultural, conservation, equestrian or amenity uses, subject to obtaining any necessary consent.

Tenure: Freehold

Services: A mains electricity power line has been provided to the land, although we understand this supply is currently switched off. The land will be sold with the benefit of an easement to enable the purchaser, at their own expense, to connect to mains water, subject to water company approval and consent. The land benefits from some natural watering. Prospective purchaser's should make their own enquires as to the availability of the above mentioned and any other mains services..

Basic Payment Scheme: The Basic Payment Scheme has now ceased and the land will be sold without any entitlements or de-linked payments.

Agri-Environment Schemes & Designations:

The land is currently entered into a 5-year Mid Tier Stewardship Agreement which commenced on the 1st January 2024 (Agreement No. 1646269). This agreement included some capital works. Part of the land has also been entered into a 3-year Sustainable Farming Incentive (SFI) Agreement which commenced on the 1st February 2024 (Agreement No. 1689360). In addition part of the land is subject to a 12-year Woodland Trust Agroforestry Agreement which commenced in December 2023.

The main block of woodland, shown as NG No. SS6424 4276, has been entered into a 5-year Higher Tier Stewardship Agreement which commenced on the 1st January 2023 (Agreement No. 1421375). The small parcel of woodland on the southern boundary (NG No.SS6424 3645) has been entered into an England Woodland Creation Agreement.

The land will be sold subject to the terms of the above mentioned agreements. Prospective purchasers should satisfy themselves as to the contents and obligations of these agreements and will covenant to farm in accordance with the management prescriptions. Further details are available from the Agents.

The land lies within a Nitrate Vulnerable Zone.

Rights of Way: The vendor will retain a right of way over the entrance track in order to gain access to their retained land. We understand that the owner of the land adjoining the entrance track to the west benefits from a right of way access over the initial part of the track. There are no public rights of way crossing the land. The land, as far as required by the Vendors, will be conveyed, subject to all other private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any). The land is also subject to a restrictive covenant. Further information is available from the vendors agent.



Situation

Hudscott Manor is set in a secluded rural position, approximately three miles from the charming town of South Molton and 10 miles from the large North Devon town of Barnstaple. South Molton has several everyday amenities, including a selection of shops, supermarkets and schooling. Barnstaple is the regional retail and commercial centre with an extensive range of outlets including all the High Street favourites as well as a diverse selection of local stores. Barnstaple also has a Pannier Market and a well-established theatre. There are several good state and private schools in the area including West Buckland School. The rugged North Devon Coastline, much of it owned and managed by The National Trust, provides wonderful opportunities for long distance walking along the South West Coast Path. The coastal resorts of Woolacombe, Putsborough, Croyde and Saunton Sands, all renowned for their outstanding beaches and excellent surfing, are within easy access. Exmoor National Park, with its many beauty spots and opportunities for walking and riding is also close by with sporting facilities in the area including the historic Royal North Devon Golf Club at Bideford, two championship golf courses at Saunton and the 200-year-old North Devon Cricket Club at Instow. The cathedral city of Exeter, approximately 32 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping, including John Lewis, Waitrose and many restaurants. Exeter University is recognised as one of the best universities in the country. Communication links to the property are excellent. Hudscott Manor is conveniently positioned for easy access to the North Devon Link Road, which links to the M5 and Tiverton, as well as the A39 for access to Cornwall. There is a two-hour rail connection to London Paddington from Tiverton Parkway. Exeter Airport offers a good range of international and domestic flights

General Information

Local Authority: North Devon Council

Tenure: Freehold

Council Tax: Band H. Annexe Band A. Chapel Cottage Band C

Services: Private water from bore hole and mains water. Mains electricity. Private drainage, LPG gas-fired central heating and oil-fired Aga. 14kw solar photovoltaic installation generating annual Feed-in Tariff (FIT).

Planning Reference: 43172. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guide Price: Lot 1 £3,250,000.

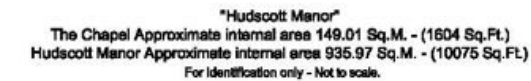
Lot 2 £1,000,000.

Directions

From the M5 exit at Tiverton (junction 27) following the A361 towards Barnstaple. After about 25 miles turn off into South Molton and follow the signs out of the town towards Great Torrington along the B3227. The entrance drive into Hudscott Manor will be found after 4½ miles from South Molton on the left hand side



Total interanl area 11,679 sq ft (1,084 sq m)



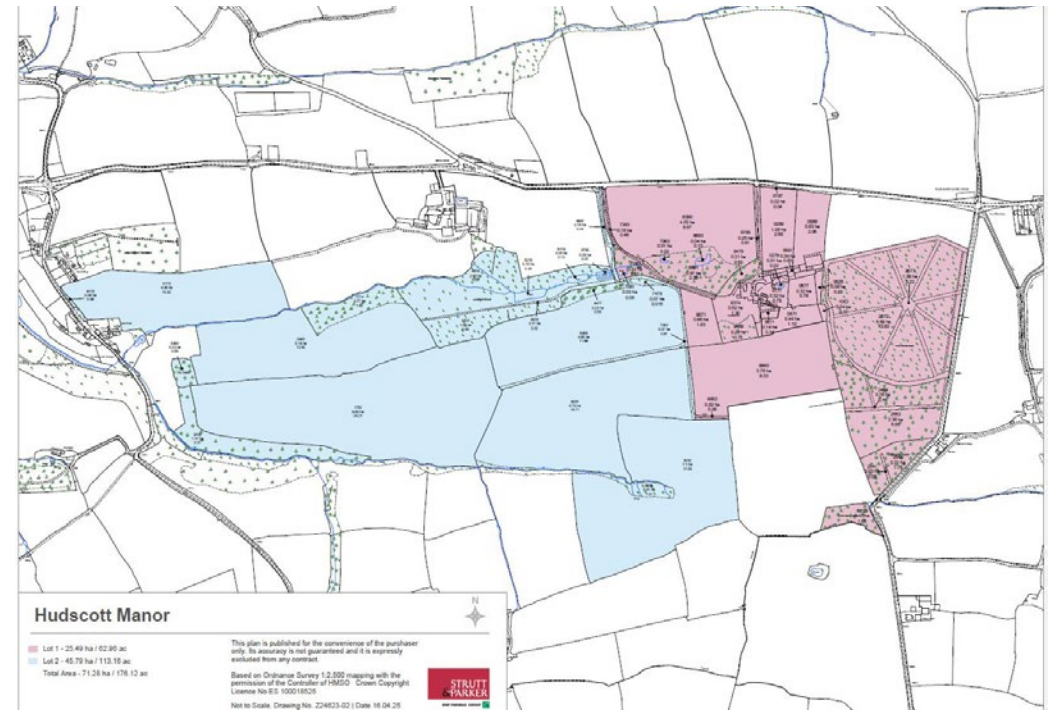
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