

EBBERLY HOUSE



ROBOROUGH, WINKLEIGH, DEVON



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Exeter 30 miles • Exeter Airport 36 miles
(All distances are approximate)

‘A classical Grade II listed Georgian house at the heart of a well equipped estate set in peaceful and private countryside’*

Magnificent, beautifully maintained Georgian house with well laid out principal accommodation
Entrance hall • Drawing room • Library • Study • Dining room • Kitchen/breakfast room • WCs • Domestic offices • Wine cellars
Principal bedroom suite with dressing room and ensuite bathroom • 8 further bedrooms • 5 further bathrooms • Former flat and gym

Superb mature formal gardens including a walled garden with tennis court and swimming pool • Stand alone home offices in garden
Second walled kitchen garden • Lakes and mature woodland

Stables block and paddocks close to the house • 7 Cottages • Range of modern farm buildings

Significant income from across the Estate

Excellent level parkland • Extensive productive pasture • Well laid out mature woodland and new planting • Lakes • Duck ponds
Family shoot

In all about 249.25 acres

**Strutt
& Parker**
Land and property. Since 1885.

**Knight
Frank**

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SUMMARY

A perfectly balanced estate, with a magnificent well maintained Georgian country house at its heart, surrounded by mature parkland and gardens with enough land to provide protection and privacy. The house is elevated providing superb views to Dartmoor. The house and wider estate is perfectly laid out for family life but also excellent for entertaining.

Ebberly is a compact Estate, with no public rights of way, and each element is self contained. The main drive leads through the attractive gardens only to the house; the cottages are accessed from a separate drive; and the modern farm buildings, while only a few minutes walk from the house, have their own entrance, directly off the lane.

Across the Estate are approximately 40 acres of mature woodland, mainly small copses dotted between the fields and along the boundaries. Some new plantations have been established under woodland grant schemes and these, together with the lakes, are the foundation of the family shoot.



SITUATION

The main house is centrally located within its own grounds and land, in a private yet accessible location with outstanding southerly views towards Dartmoor.

COMMUNICATIONS

By Car: The North Devon link road is accessed at South Molton (about 14 miles) giving fast access onto the M5.

By Train: There is a regular intercity service from Tiverton Parkway (Junction 27 on the M5) to London Paddington (1 hour 56 minutes).

By Air: Bristol and Exeter provide regular international and regional services. There are two small airfields for light aircraft close by.

Shopping: Roborough (about 1 mile) has a pub and a church; Torrington (about 5 miles) provides everyday needs; Barnstaple (about 11 miles) has supermarkets and specialist shops.

Hunting: Locally with the Torrington Farmers, however, Exmoor and Dartmoor are within easy reach.

Sailing and Beaches: Instow, at the mouth of the Torridge, provides good sailing facilities and there are numerous sandy beaches along the north coast within easy reach.

Golf: There are courses at Westward Ho!, Torrington and High Bickington.

Fishing and Shooting: The rivers Taw and Torridge are both within easy reach and the Taw Valley and Exmoor are renowned for their high pheasant shoots.



HISTORY AND ARCHITECTURE

In Devon, few houses are attributed to a known architect, and it speaks volumes for the attractiveness of the site that Henry Hole felt inspired to instruct Thomas Lee, a student of the much more famous Sir John Soane, of the Bank of England fame, to design such an interesting house. There had been a house already on this site, but the current house was built in circa 1816.

Thomas Lee had so far only completed the Wellington Monument and Arlington Court in North Devon. The interiors and detailed designs involved in Ebberly House are very sophisticated and highly unusual.

Nikolaus Pevsner's Devon described Ebberly as an 'unusual and attractive house' which may in part have been a nod to Lee's particular signature of placing windows over open fireplaces, of which there are three at Ebberly. Pevsner further commented that the rounded ends of the house "hint at the variety of room shapes inside; a provisional echo of the interest of contemporary architects such as Nash and Soane".

All the main rooms are magnificent, from the octagonal hall, the oval stair hall with its elegantly cantilevered wooden staircase and fine curved doors, the library with its ingenious fireplace below a window, to the pretty oval drawing room, divided by shallow arches, with an enriched cornice and marble fireplace. The quality of the interior design, the plasterwork, joinery and general architectural detail are rare to find.

The current owners have maintained the house, gardens and estate to the highest standards.



EBBERLY HOUSE

Ebberly House is approached through an elegant Grade II listed gate screen of two Ionic Columns supporting a pediment. The drive leads through the garden to the front of the house with a parking area beyond.

The back drive is just past the main entrance and leads past the cottages, to the side door and home office, and then around to the front of the house.

The front door is protected by a magnificent four pillared portico from which the door opens into the octagonal hall with the original flagstone floor. The main reception rooms lead off the hall and include the drawing room with its vaulted ceiling and ornate plaster work. Beyond is the fine library off the oval stair hall with an elegant wooden cantilevered staircase. In addition, leading off the main hall, are the sitting room, dining room, wine cellars and well equipped kitchen/breakfast room. This leads to the practical hub of the house including; downstairs loos and cloakrooms, larder, flower room, storage rooms, boot rooms and gym.

The cantilevered staircase leads up onto the galleried landing with access to the large principal bedroom, dressing room and ensuite bathroom with large shower. There are 8 further bedrooms and 5 bathrooms across the first floor accessed off the central corridor.





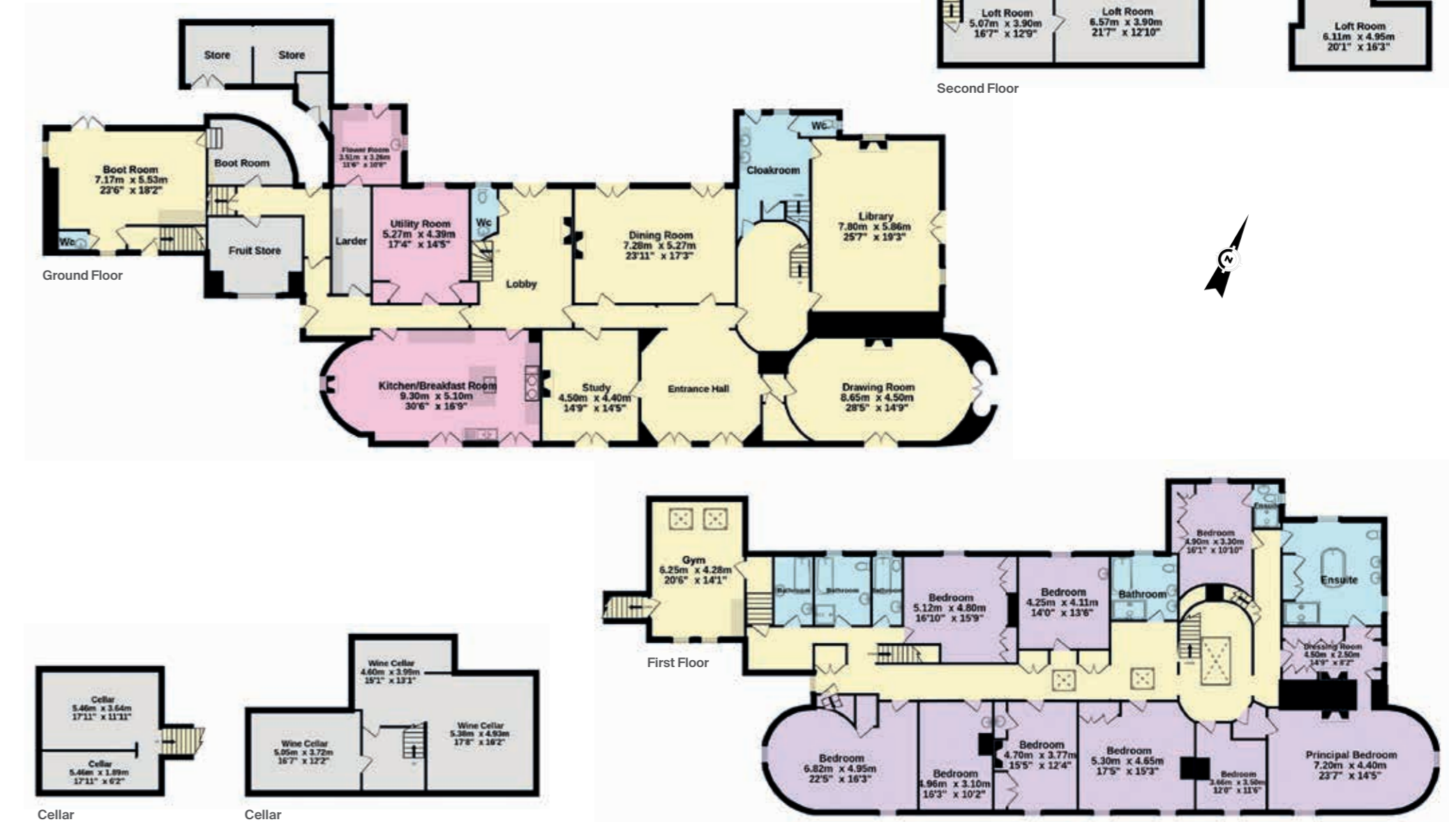


EBBERLY HOUSE FLOOR PLANS

Approximate Gross Internal Floor Area:

Ebberly House - 1087.8 sq m (11,709 sq ft)

For identification only, not to scale.



GARDENS AND GROUNDS

Purported to have been laid out by Thomas Lee, the house has wonderful all year round gardens with a profusion of bulbs from snowdrops to bluebells, magnificent azaleas, and rhododendrons for spring colour, and mature trees, with woodland walks through and around the garden, streams and lakes.

The gardens have been further improved by the current owners and in particular enhance the house as a fantastic entertaining home. There are beautiful formally laid out gardens close to the house, immaculate lawns and then a walled garden with a lovely swimming pool, pool house and tennis court.

The mature woods protect the house from the north and east, and the gardens blend into the woods where there is former Victorian pleasure garden with a small stream with waterfalls, which runs down into the two lakes beside the parkfield.

Close to the cottages is the original walled farmyard, part of which is now used as kitchen gardens, with a walled paddock with a distinctive apple store.





THE COTTAGES

In addition to the principal house, there are 7 further properties providing significant estate income, let under Assured Shorthold Tenancies (income schedule available from the agents).

To the north of the house off the back drive is a terrace of 4 cottages built of stone under a slate roof with a garden to the front and/or rear and ancillary buildings.

Primrose Cottage: With a kitchen/dining room, sitting room, with 3 bedrooms and a bath/shower room.

Orchard Cottage: With sitting room, kitchen/dining room, WC, 3 bedrooms and a bathroom.

Stable Cottage: With sitting room, kitchen/dining room, WC, 2 bedrooms and bathroom. Over the stables is an office.

Beech Cottage: Beech Cottage is single storey with an open kitchen/sitting/dining room, WC, 2 bedrooms and a bathroom.

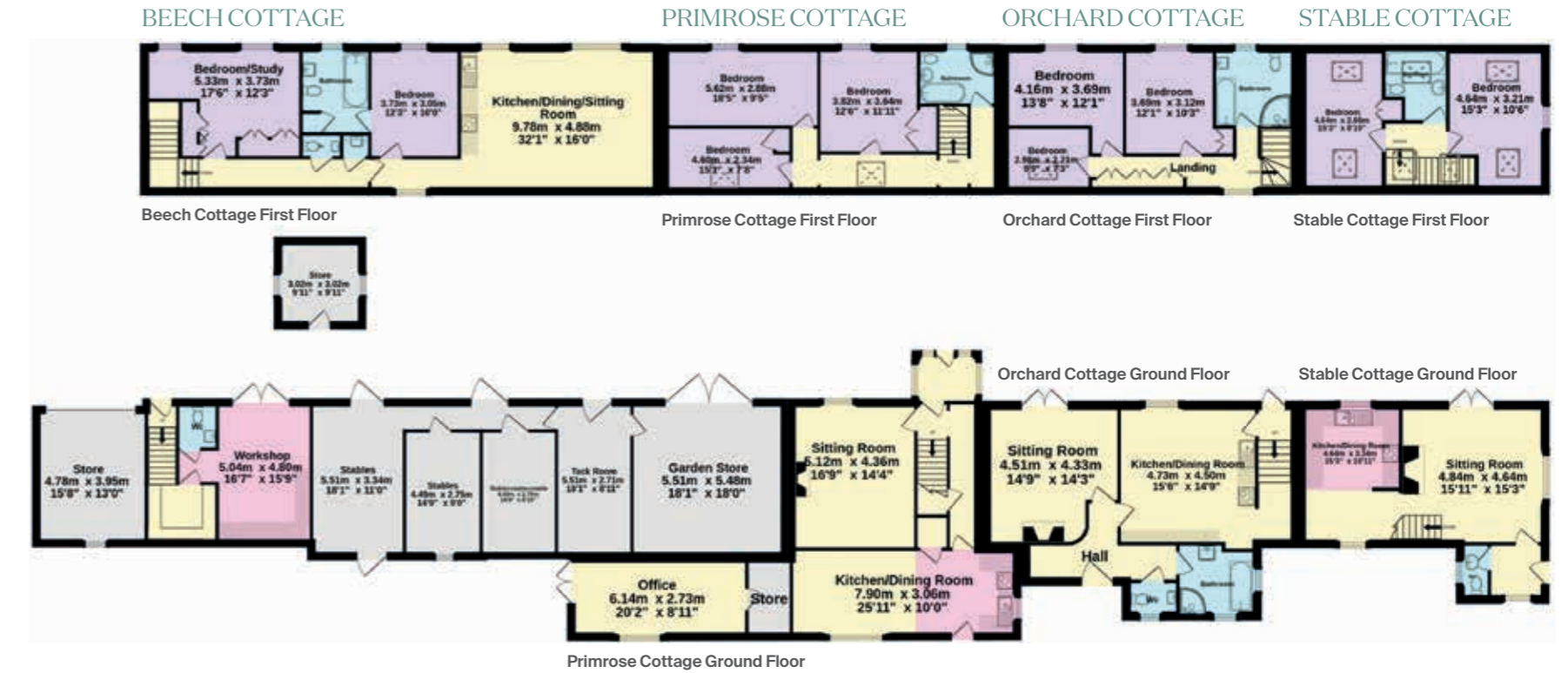
To the west of the house, there are 3 further cottages, **Fern, Laurel and Meadow Cottages**. The accommodation is over a single storey and each comprise a hall, sitting room, kitchen, 3 bedrooms and a bathroom. They have gardens to the front and rear along with a block of 6 garages to be used between them.

STABLING

At the southern end of the terrace, on the ground floor there are 3 stables, a tack room, WC, workshops and two storage rooms.

FARM BUILDINGS

There is an extensive range of farm buildings situated to the north of the house with an independent access directly off the lane. The buildings extend to approximately 17,000 sq ft with a former livestock and general purpose buildings with a useful area of hard standing.



FERN COTTAGE



LAUREL COTTAGE



MEADOW COTTAGE



Approximate Gross Internal Floor Area:

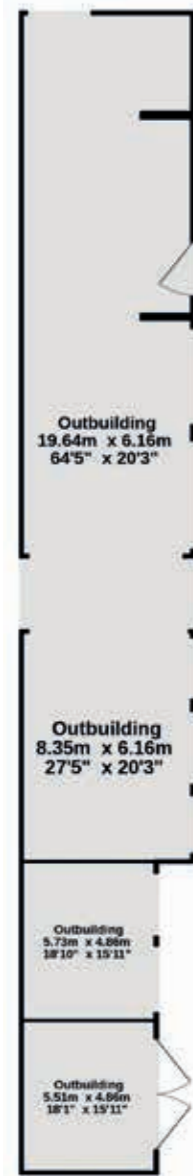
Cottages - 807.2 sq m (8,689 sq ft)

For identification only, not to scale.

BIOMASS SHED



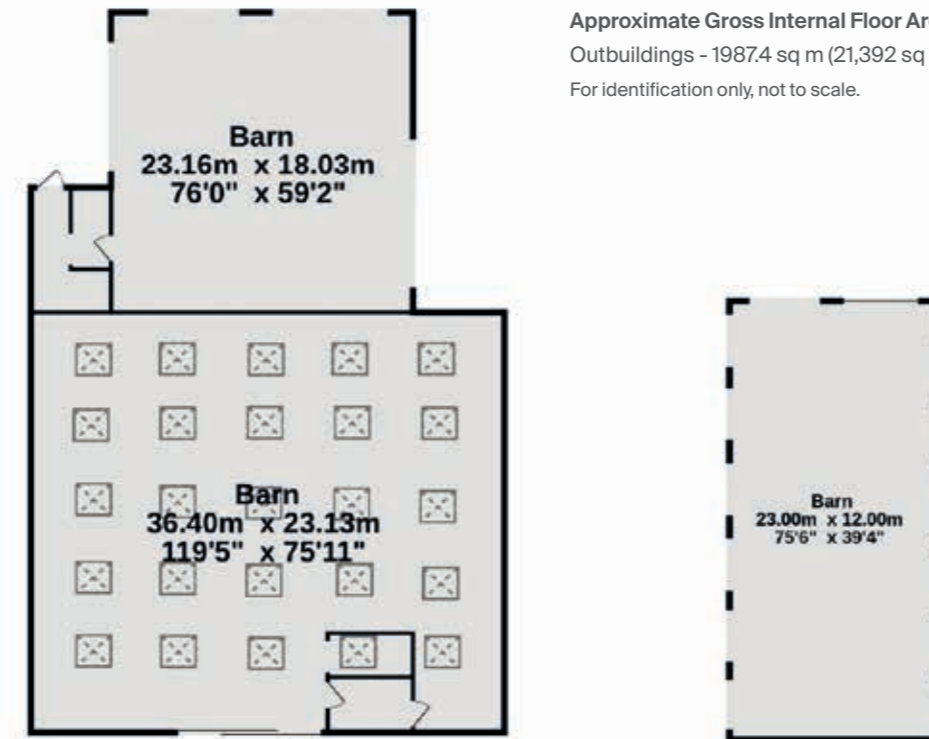
OUTBUILDING



GARAGES



BARN



Approximate Gross Internal Floor Area:
Outbuildings - 1987.4 sq m (21,392 sq ft)
For identification only, not to scale.

THE ESTATE

The main house, cottages and farm buildings are located at the centre of the estate with extensive productive pasture that is let to several local farmers on an annual grass keep licences. The land is attractively undulating with the majority down to grass, although parts have been in arable in the past.

There are two Victorian ornamental lakes close to the house along with two further duck ponds that are all connected by one river system.

There are a series of pony paddocks close to the house and buildings providing grazing and exercise areas for horses.

Across the estate, there is significant income produced from the cottage rentals, farm lets and the biomass boiler (further details available from the agents).

There are approximately 40 acres of attractive amenity woodland, largely equally split between mature and more recent planting which, together with the lakes and ponds provide shooting and fishing. The estate is home to an abundance of wildlife with extensive bird life, hares and deer.





GENERAL REMARKS & STIPULATIONS

METHOD OF SALE AND TENURE

The freehold of the estate is being offered for sale by private treaty as a whole, subject to the existing occupancies on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The estate will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

EMPLOYEES

Where appropriate the purchaser will be responsible for complying with statutory provisions of the Transfers of Undertaking (Protection of Employment) regulations.

GRANT SCHEMES

There are certain grant schemes in place on the estate including an Entry Level Stewardship and a English Woodland Grant Scheme. The purchaser will be required to take on the current schemes and to indemnify the vendor against any future claims.

TIMBER, MINERALS AND SPORTING RIGHTS

All mineral and sporting rights in so far as they are owned are included in the sale.

SERVICES

Mains water electricity, private drainage, biomass hot water and heating system and FTTB fibre optic broadband.

FIXTURES AND FITTINGS

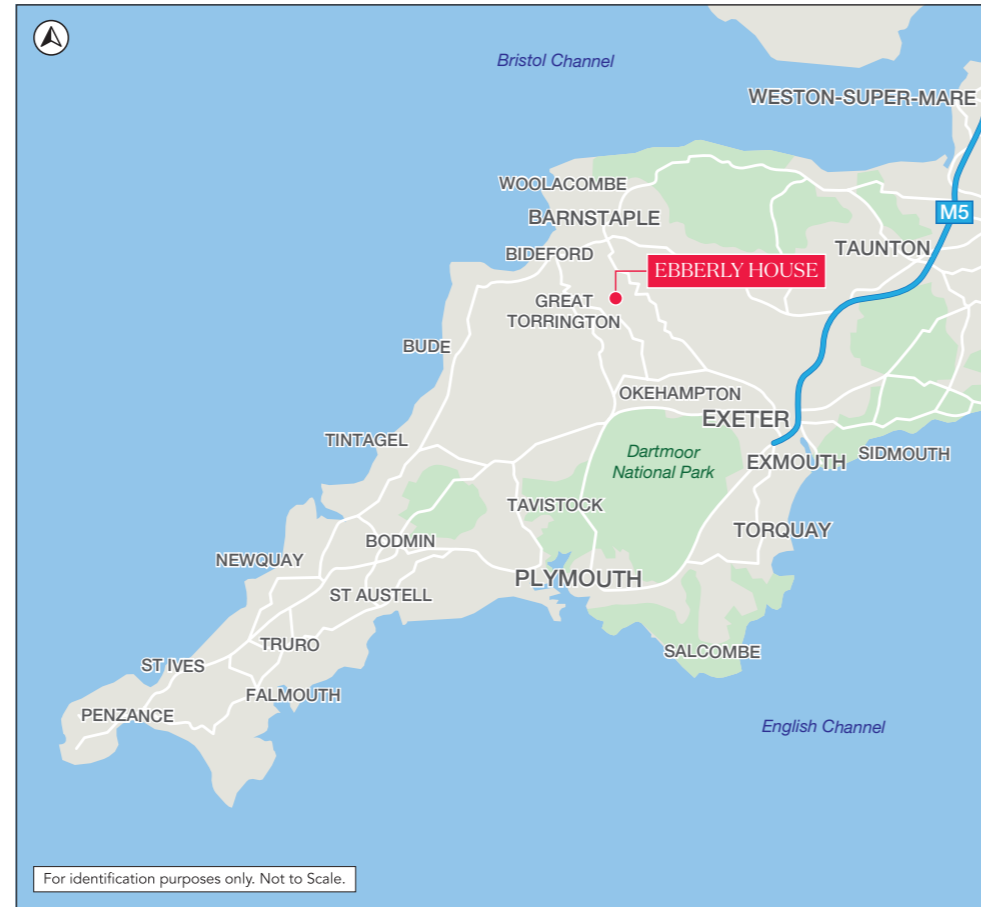
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY

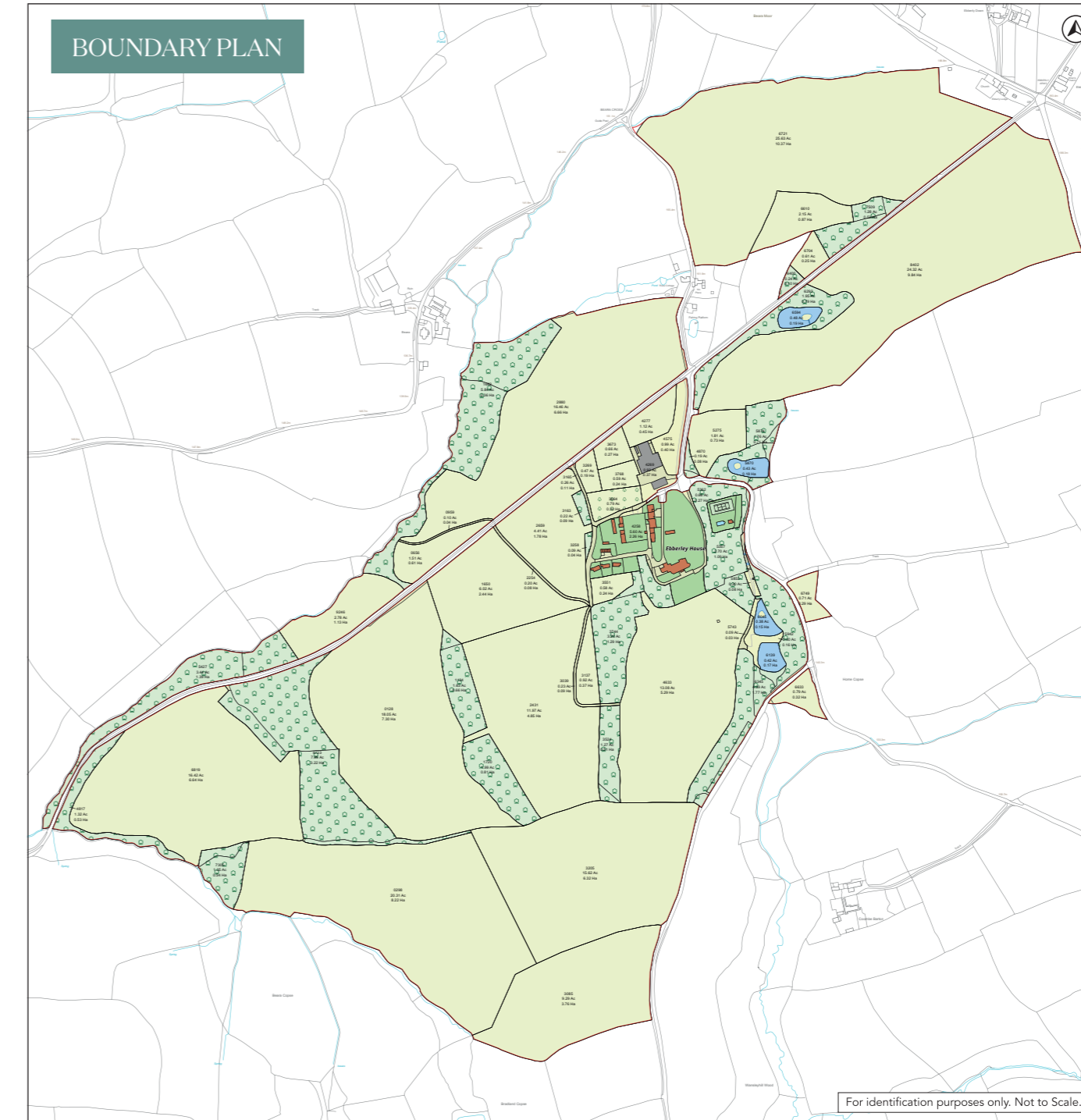
Torrige District Council
Riverbank House, Bideford, Devon EX39 2QG | 01237 428700

VIEWINGS

Strictly via prior appointment with the Vendor's joint agents, Knight Frank LLP and Strutt & Parker.



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