



Menagerie House, Filleigh, Devon

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BNP PARIBAS GROUP

# Menagerie House, Filleigh, Barnstaple, Devon EX32 0RL

A striking Grade II Listed house with beautifully appointed accommodation, set in a picturesque rural position with sweeping countryside views

South Molton 2.9 miles, Barnstaple 9.0 miles, Tiverton 21 miles, M5 (Jct 27) 26 miles, Exeter 35 miles

Reception hall | Open-plan sitting area, dining area and kitchen | Utility | Five bedrooms, three en suite | Family bathroom | Garden  
EPC rating C

## The property

Menagerie House is a unique Grade II Listed property that dates from the early 19th century. It features rendered elevations and an impressive frontage with iconic columns and large sash windows while inside the property has been beautifully refurbished to create elegant accommodation with modern fixtures and fittings spread across three levels.

The ground floor has a welcoming reception hall with engineered oak flooring and a central oak staircase that leads up to the main reception room on the first floor. This spacious open plan living and entertaining area has a sitting area, a dining area and a well-equipped kitchen with a stainless steel range cooker and a central island with a breakfast bar. The open-plan layout creates social and light-filled accommodation with tall windows at the front and rear welcoming a wealth of natural light.

There are two well-presented double bedrooms on the ground floor, one of which has Jack and Jill access to the family bathroom. Both bedrooms feature original fireplaces and a dual aspect with doors that open onto the outside.

Three further double bedrooms are found on the second floor and feature contemporary en suite shower rooms with walk-in showers and rainfall shower heads.

## Outside

The house is set in well-maintained grounds of approximately 0.5 acres, with far-reaching views across the beautiful North Devon countryside. At the entrance, a lane leads to the gravel parking area at the front of the property where there is plenty of parking space for several vehicles. There are sweeping elevated views across the surrounding countryside at the front, while at the rear, the garden includes an area of patio for al fresco dining and a split-level lawn with border walls and open fields beyond.

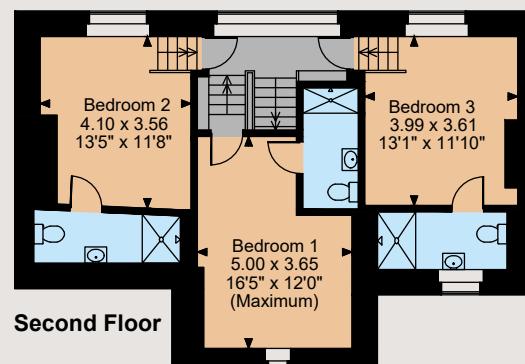
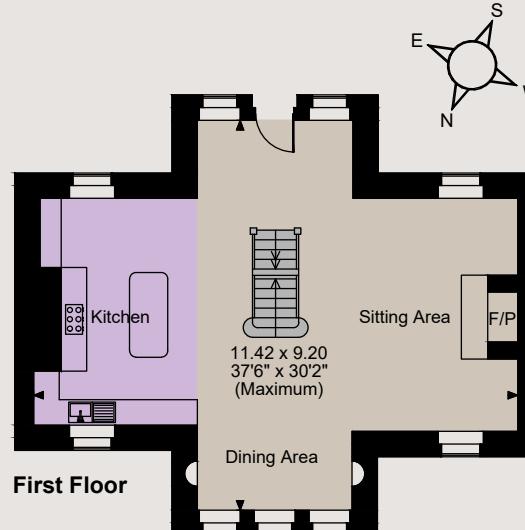
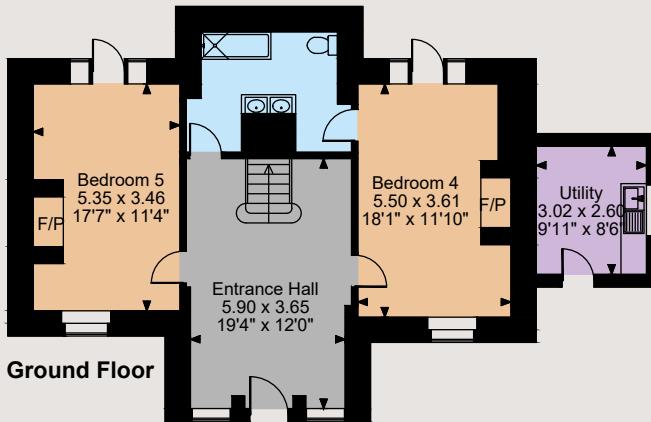
## Location

Menagerie House is set in a secluded rural position, on the edge of the small village of Filleigh and nine miles from the bustling town of Barnstaple. Filleigh has a parish church, a village hall, a popular cricket club and a primary school, while nearby South Molton offers further facilities including supermarkets and its famous Pannier Market. A more extensive choice of shops and large supermarkets, as well as leisure facilities, can be found in Barnstaple. Both South Molton and Barnstaple offer further access to state schooling, while independent schooling is available nearby at West Buckland. By road, the A361 provides access towards Barnstaple and Tiverton, and onwards towards the M5 and the vibrant city of Exeter. The beautiful countryside surrounding the property provides a plethora of walks, rides and other outdoor pursuits, whilst the attractive sandy beaches at Saunton, Woolacombe and Croyde on the North Devon coast are within easy reach.





Floorplans  
House internal area 2,396 sq ft (222 sq m)  
For identification purposes only.



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

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## Directions

What3Words///modules.shredding.generated  
brings you to the property's driveway.

## General

**Local Authority:** North Devon District Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

**Council Tax:** Band F

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

**Tenure:** Freehold

**Guide Price:** £750,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

[exeter@struttandparker.com](mailto:exeter@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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