

Wingstone Manor Farm

Dartmoor National Park



Magnificent farm in the heart of the Dartmoor National Park

Wingstone Manor Farm, Manaton, Devon TQ13 9UL

Moretonhampstead 4 miles; Bovey Tracey 5 miles; Chagford 6 miles; Exeter 22 miles

Features:

An elegant and historic Grade II Listed farmhouse with C16th origins and Regency alterations

Reception hall | Drawing room | Library | Kitchen/Dining room with Aga | Utility room and Pantry | Laundry room and W.C. Boot room | Separate W.C. | Principal bedroom with spacious ensuite bathroom and dressing area | 4 further Bedrooms
2 Bathrooms | Large, fully boarded attic with windows

Delightful established landscaped gardens with breathtaking views, a walled garden and summer house

Separate detached 5 Bedroom, 2 Bathroom farmhouse (with Agricultural Occupancy Condition)

Separate detached Grade II Listed 3 Bedroom holiday cottage

Range of traditional stone outbuildings with alternative use potential

Useful range of modern farm buildings

About 111 acres including pasture, two orchards and ancient woodland

About 252 acres of adjoining moorland including Hayne Down and the landmark Bowerman's Nose





Situation

Wingstone Manor Farm is situated in the Dartmoor National Park, surrounded by its own gently sloping pasture land.

The property is in the village of Manaton which has a church, cricket field, village hall and pub. More extensive facilities can be found in Moretonhampstead, the hugely popular market town of Chagford and Bovey Tracey, all of which have shops, restaurants, cafes and outdoor swimming pools. From Bovey Tracey there is direct access to the A38 and the cathedral city of Exeter, where there are a number of excellent independent schools for boys and girls of all ages, a fine university and various cultural facilities, including the Northcott Theatre and a wide variety of shops and restaurants.

Recreation

Walking and riding – access onto the moor can be gained directly from Wingstone Manor Farm, via a beautiful stone walled private track which leads onto Hayne Down, where there is excellent riding and walking.

Water sports and bathing – at the excellent beaches across the North, South & East Devon coasts.

Communications - The A38 dual carriageway is about 7 miles from the property, giving access to Exeter and the M5 motorway. The M5 provides a motorway link to the Midlands and north of England and connects with the M4 north of Bristol to provide motorway access to London.

Rail – Intercity high-speed trains operate from Newton Abbot and Exeter St David's to London (Paddington), the Midlands and the north of England. From Exeter St David's, trains operate direct to London Paddington and Waterloo.

Air – Exeter Airport is about 26 miles from the property and provides flights to a number of cities within the British Isles and to a number of continental and intercontinental destinations.

Ferry – Cross Channel ferry services operate from Plymouth to Brittany and northern Spain.

Historical Note

The novelist, John Galsworthy, and his wife, Ada, rented Wingstone Manor Farm between 1906 and 1924, and this is where Galsworthy wrote *The Forsyte Saga*. In 'The Life and Letters of John Galsworthy' by H V Marrot, first published in 1935, the author tells us that, on 30 May 1918, the Galsworthys went to Wingstone for a month and Galsworthy wrote in his diary "Spent a glorious month at Wingstone." They stayed at Wingstone until the end of August, during which time he began the second part of *The Forsyte Saga*, to be called *The Second Flowering* in Galsworthy's own words, "a volume of half a million words, nearly".

This is testament, if any were needed, to the property's peaceful and tranquil location, and the ever changing scenery of Dartmoor in all weathers.

Wingstone Manor Farm

Wingstone Manor Farm offers an idyllic way of life, having an historic period farmhouse, beautiful landscaped gardens and some excellent and attractive pasture land with direct access for riding or walking over its own land. There is a brook and the very obvious landmark of Bowerman's Nose, which features on many a Dartmoor postcard. Combined with this is a most attractive granite bank barn, and a range of modern agricultural buildings creating the farmstead, plus a separate detached modern farmhouse and a detached stone holiday cottage.



Wingstone Manor Farm

The main house is Grade II Listed and is believed to have been constructed in the early 19th century. However, it is known that a dwelling existed here in the 16th century and much of the house dates from that time.

The property is constructed of coursed granite rubble walls with dressed quoins and window arches and granite gable end chimneys with drip courses. There is a wide veranda with reeded and chamfered slender timber posts from where stunning views can be enjoyed across the sweeping lawn to Dartmoor.

Inside the property has an elegant drawing room with large open fireplace with woodburning stove, and French windows onto the veranda, a further reception room, currently used as a library, with open fireplace and woodburning stove and in the rear wing, a spacious kitchen/dining room with 4-oven Aga.

To the first floor are five bedrooms, one of which has a spacious ensuite bathroom and dressing area, and there are two further bathrooms.

Stairs from the first floor landing lead up to a large attic area measuring approximately 41'9" x 10'3" (12.73m x 3.12m). The attic is fully boarded, with exposed arched timber beams.

There are glorious far-reaching views from virtually all the rooms in the property.

Gardens & Grounds

The wonderful gardens at Wingstone Manor Farm are well established with sweeping lawns, colourful flower beds, a most attractive walled garden, summer house, greenhouse and potting shed.

To the side of the property is the original entrance drive, now grassed over, flanked by an avenue of mature trees. New purchasers may enjoy restoring this carriage drive, allowing access by vehicle to the front of the property. The garden in this area is slightly less formal, with rhododendrons and woodland plants.



Wingstone Farmhouse

Wingstone Farmhouse is a separate, detached five bedroom dwelling subject to an Agricultural Occupancy Conditions (AOC) and is accessed off a spur from the main driveway.

It is positioned away from the main house and is approached via a tarmac drive and large parking area on the northern side, leaving the south-facing façade to overlook the beautiful garden with the stunning backdrop of farmland and the moor.

The house is two storeys with principally rendered elevations under a clay tiled roof. A small conservatory on the eastern elevation is bathed in morning light and provides the day-to-day entrance, although there is a separate main entrance directly from the driveway. There is extensive accommodation for a family, including two good-size reception rooms, one with fully glazed patio doors leading out to a garden terrace and a log-burning stove, a fully fitted kitchen and separate dining room, utility room and cloakroom.

On the first floor are 5 bedrooms each with excellent views plus a family bathroom and separate shower room.

The grounds are a delightful combination of lawn and mature shrubs and planted borders, partly enclosed by a stone wall and with glorious views, and an old stone building with granite pillars which could be restored.

Wingstone Farm Cottage

A charming, detached, three bedroom stone cottage, situated between the main house and farmhouse, which is used as a holiday let. The ground floor has a bathroom and three bedrooms, whilst on the first floor is a sitting room and separate kitchen/dining room. To the rear is a courtyard garden.



Outbuildings

Wingstone Manor Farm has a good range of outbuildings, including a Grade II listed granite bank barn in the upper yard. The granite barn measures approximately 68'9" x 17'0" (20.96m x 5.18m) and is accessed from the yard through two sets of double doors.

This yard also has a 2-bay carport, two stables and old piggery and an outside w.c. There is also the mounting block used by John Galsworthy to mount his mare, Peggy.

The lower yard has a good range of modern farm buildings of timber construction, including an open-fronted barn with hayloft. From the lower yard a stone walled private farm track provides access to the pasture and up to a gate giving direct private access onto Hayne Down.

The Land

The land surrounding Wingstone Manor Farm is mainly laid to pasture with some pockets of ancient woodland, which has remained unspoiled for many centuries. The in-bye pasture is well fenced and extends to about 85 acres. Livestock is able to take water from Hayne Brook and also from several water troughs on the land.

Wingstone Manor Farm owns Hayne Down, which is clearly visible from the farmhouse, and a particular landmark. This area of moorland extends to about 252 acres (101 Ha) and rises from about 900 ft to a central peak of about 1250ft above sea level. Although subject to various Common Rights, Wingstone itself has the benefit of grazing rights. The shooting rights over Hayne Down are also in hand and so will be passed with the sale of Wingstone Manor Farm.

Perched on Hayne Down is a granite outcrop known as Bowerman's Nose. Local legend suggests that Bowerman (a huntsman) and his hounds were turned into stone by witches. Bowerman's Nose is the hunter in stone and nearby Hound Tor are the hounds in stone.

The land is also home to an abundance of flora and fauna including fallow deer, roe deer, otters and barn owls. The current owner has commissioned comprehensive surveys and reports of the wildlife and habitat which they would be happy to share with a new owner.



General

Method of sale

Wingstone Manor Farm is offered for sale as a whole by private treaty.

Tenure

The property is sold freehold and subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Property	Occupation
Wingstone Manor	Vacant Possession on completion
Wingstone Farmhouse	Assured Shorthold Tenancy
Wingstone Farm Cottage	Vacant Possession on completion
Farmland	Seasonal Grazing Licence
Moorland	Common Grazing Rights

Services

Electricity: Mains electricity serves the houses, holiday cottage and farm buildings.

Water: All three dwellings are connected to a mains water supply. There is also a private borehole with filters providing tap water to the manor house and a private well water supply which can be used to water its garden. There is a spring water supply which rises in the field known as Yonder Blind Wells and runs through a network of streams providing natural water to the fields.

Drainage: Private drainage which we understand is compliant with current regulations.

Heating: Oil fired central heating to the main house, farmhouse and cottage.

Mobile coverage and broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

EPCs and Council Tax

Property	EPC Band	Council Tax Band
Wingstone Manor House	E	G
Wingstone Farmhouse	D	F
Wingstone Farm Cottage	TBC	n/a

Wayleaves, easements and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is one public footpath across part of the in-bye land and a right to roam over the moorland. Further details are available from the vendor's agent.

Environmental Schemes

There are two Environmental Stewardship Agreements across the in-bye farmland and a third one on the moorland.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme requirements from completion. The vendor will retain any Environmental Stewardship Agreement payments payable up to completion of the sale. Further details are available from the vendor's agent.

Designations

The property is within Dartmoor National Park. Hayne Down is registered Common Land.

Sporting, timber and mineral rights

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

Planning

Buyers are to rely on their own planning enquiries. Wingstone Farmhouse is subject to an Agricultural Occupancy Condition.

Listed Buildings

Wingstone Manor: Grade II. List Entry no. 1097221

Granary, Stable and Cart Shed: Grade II. List Entry no. 1334206

Bank Barn: Grade II. List Entry no. 1097222

Fixtures and fittings

All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Covenants and/or restrictions

There may be restrictions / covenants listed on the Land Registry Title deeds, details of which will be made available by the vendor's solicitor on request.

Local Authorities

Teignbridge District Council, Forde House, Newton Abbot, Devon TQ12 4XX – Tel: 01626 361101.

Dartmoor National Park Authority, Parke, Haytor Road, Bovey Tracey TQ13 9JQ – Tel: 01626 832093



VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Directions

From Exeter take the A38 and take the exit for Bovey Tracey. Follow the A382 for about two miles and then at the second roundabout take the B3387 towards Manaton. Stay on this road for five miles, going through the village and straight over at the crossroads. The entrance to Wingstone Manor Farm is on the left hand side.

What3Words

///libraries.listen.geology

Health and safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and animals.

Viewing

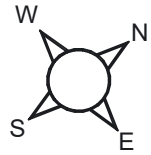
Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 215 631.

Guide price

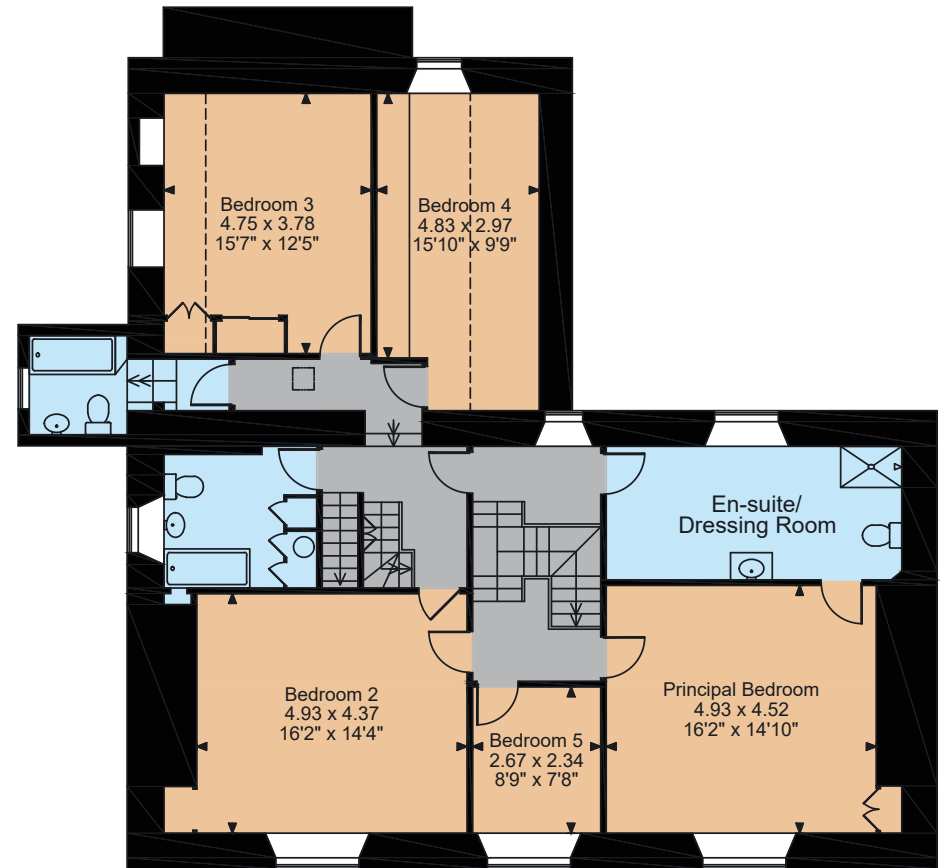
£4,500,000.



Wingstone Manor Farm, Manaton, Dartmoor, TQ13 9UL
Approximate Gross Internal Area
3422 Sq Ft/318 Sq M



Ground Floor



First Floor

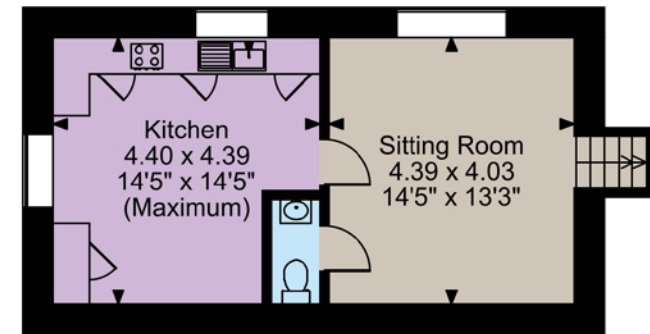
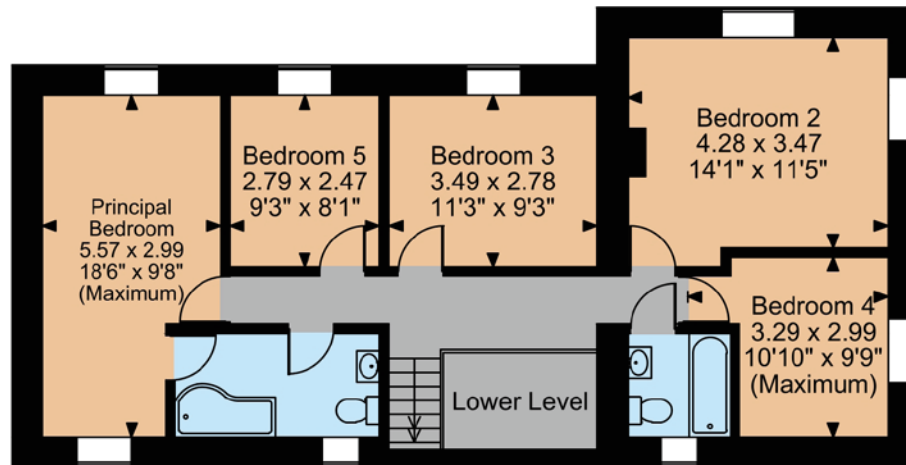
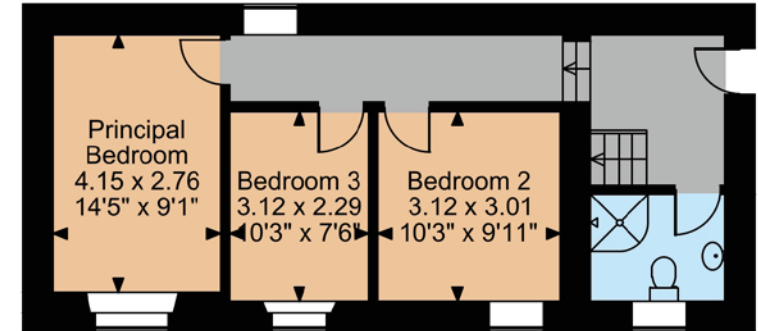
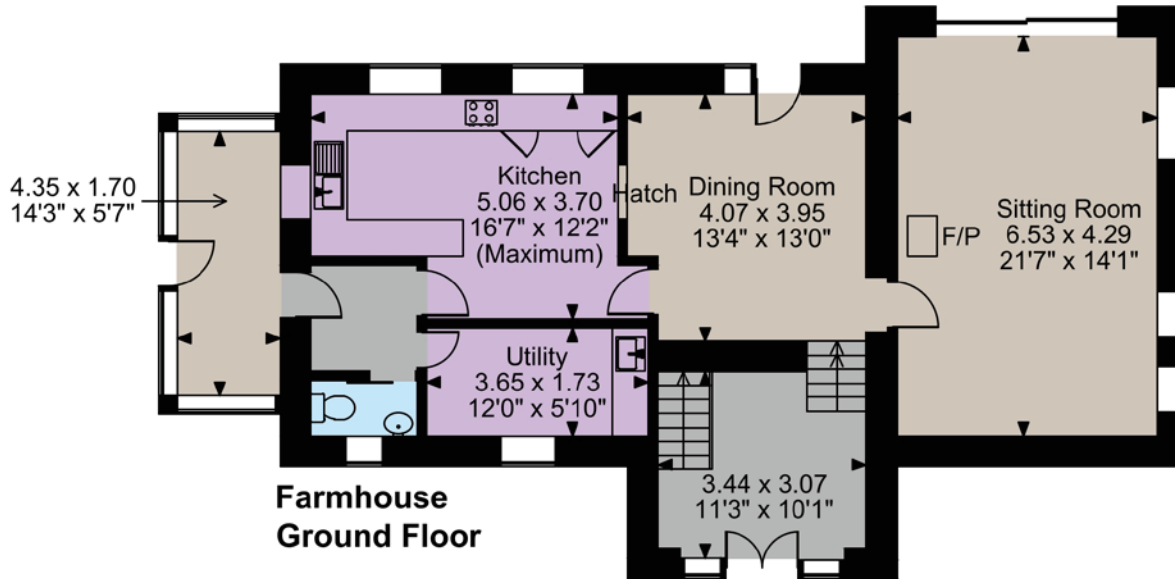
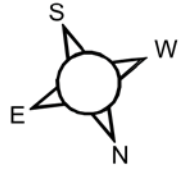
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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Wingstone Farmhouse internal area 1,907 sq ft (177 sq m)
Wingstone Cottage internal area 928 sq ft (86 sq m)
Total internal area 2,835 sq ft (264 sq m)



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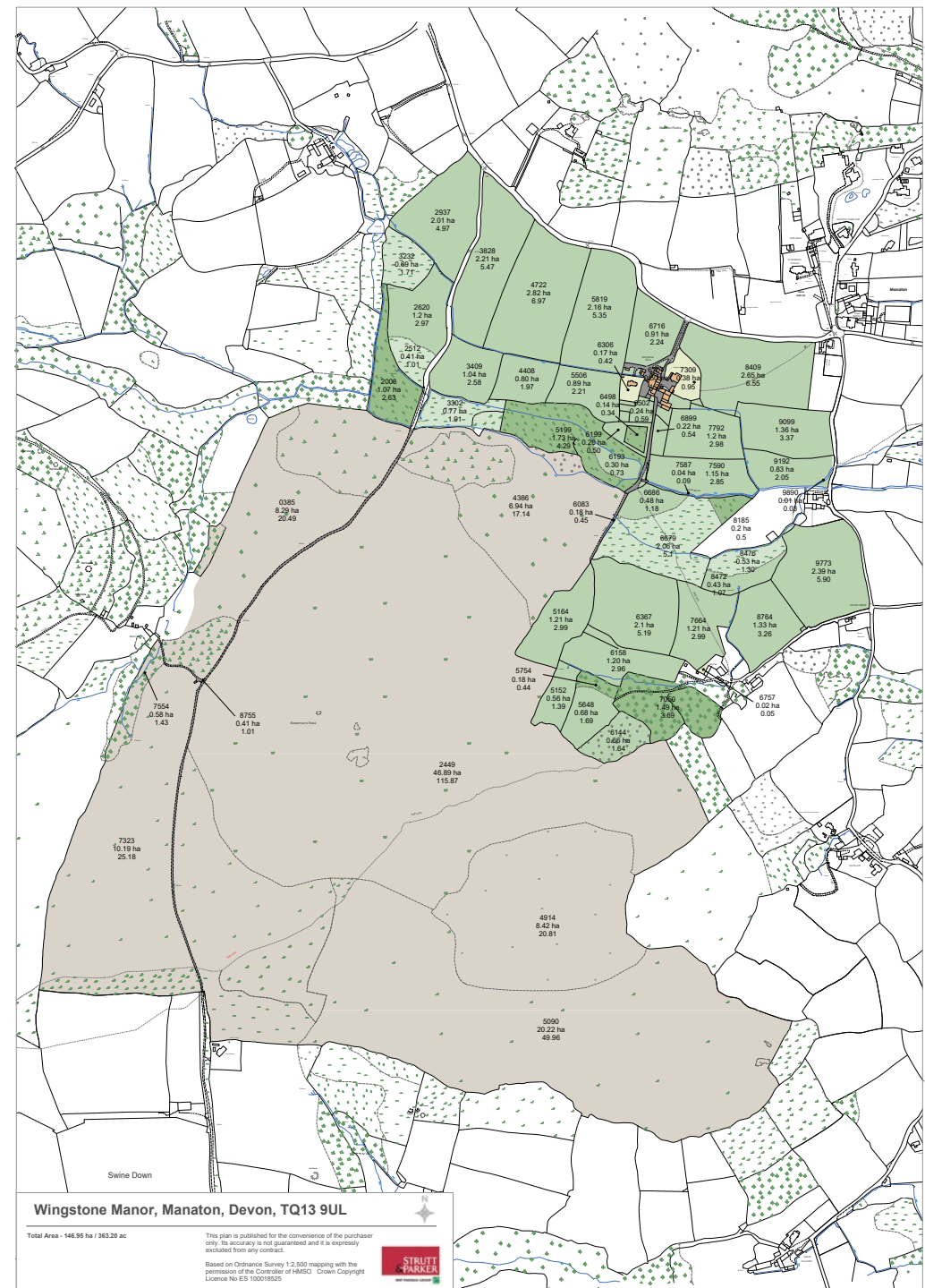
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