



Kings Warren

Devon

A magnificent Edwardian country estate with exceptional recreational facilities including a swimming pool, gym, spa, tennis and croquet lawns; all set in approximately 78 acres

Kings Warren, Shirwell, Devon EX31 4JZ

Shirwell 1.2 miles, Exmoor National Park 4 miles, Barnstaple 5 miles, A361 6.5 miles, Woolacombe Beach 12 miles, Tiverton (Blundell's) 34 miles, Exeter International Airport 56 miles

Features:

Main House: Porch | Reception hall | Library | Drawing room
Sitting room | Dining room | Study | Kitchen | Larder
Utility room | Boiler room | Boot room | Cloakroom | Cellar
Principal bedroom with en suite dressing room, bath & shower room | Five further double bedrooms | Family bath and shower room | Shower room | EPC: D

Coach House Annexe: Two bedroom self-contained apartment | Games room | Workshop | Potting shed

Garaging | Heated swimming pool with gym, changing room and spa | Outbuildings and stores | Formal walled garden
Kitchen garden | Terrace with wood fired oven | Tennis lawn
Croquet lawn | Lake and summerhouse | Pond | Stream
Mature orchard | Pastureland | Woodland

About 78 acres in all





The property

Kings Warren is an unlisted and substantial country house with almost 5,000 sq. ft of beautifully appointed accommodation and impressive Edwardian architectural features. The house retains various attractive original details including ceiling roses and cornicing, tall sash windows and original fireplaces. The ground floor has a welcoming reception hall and four comfortable reception rooms including the drawing room with its large bay window and cast-iron fireplace. There is also a sitting room, a formal dining room, a useful study for home working and a library with extensive bespoke shelving, while the impressive 28ft kitchen and breakfast room provides further space in which to relax and entertain. Eye-catching skylights overhead welcome plenty of natural light and French doors open out to the gardens. There is space for a large family dining table, with the kitchen itself featuring high quality fitted units, a stone floor with underfloor heating, a central island and integrated appliances including double ovens, double ceramic sinks and a six ring gas hob. The adjoining larder with original slate shelving, a boot room and utility room provide further space for storage and appliances.

The first floor has six well-presented double bedrooms including the generous principal bedroom with its dressing room and luxury en suite bathroom. Four of the further five bedrooms have built-in storage, while the first floor also has a family bathroom and an additional shower room.

Exceptional views can be appreciated across the gardens and the surrounding countryside from most of the accommodation.

The Coach House

The property benefits from The Coach House, an additional dwelling that could be used for family members or to garner rental income from lodgers or holidaymakers. It includes an open-plan sitting room, dining room and kitchen, two double bedrooms and a shower room. There is also a separate games room, workshop and a potting shed.



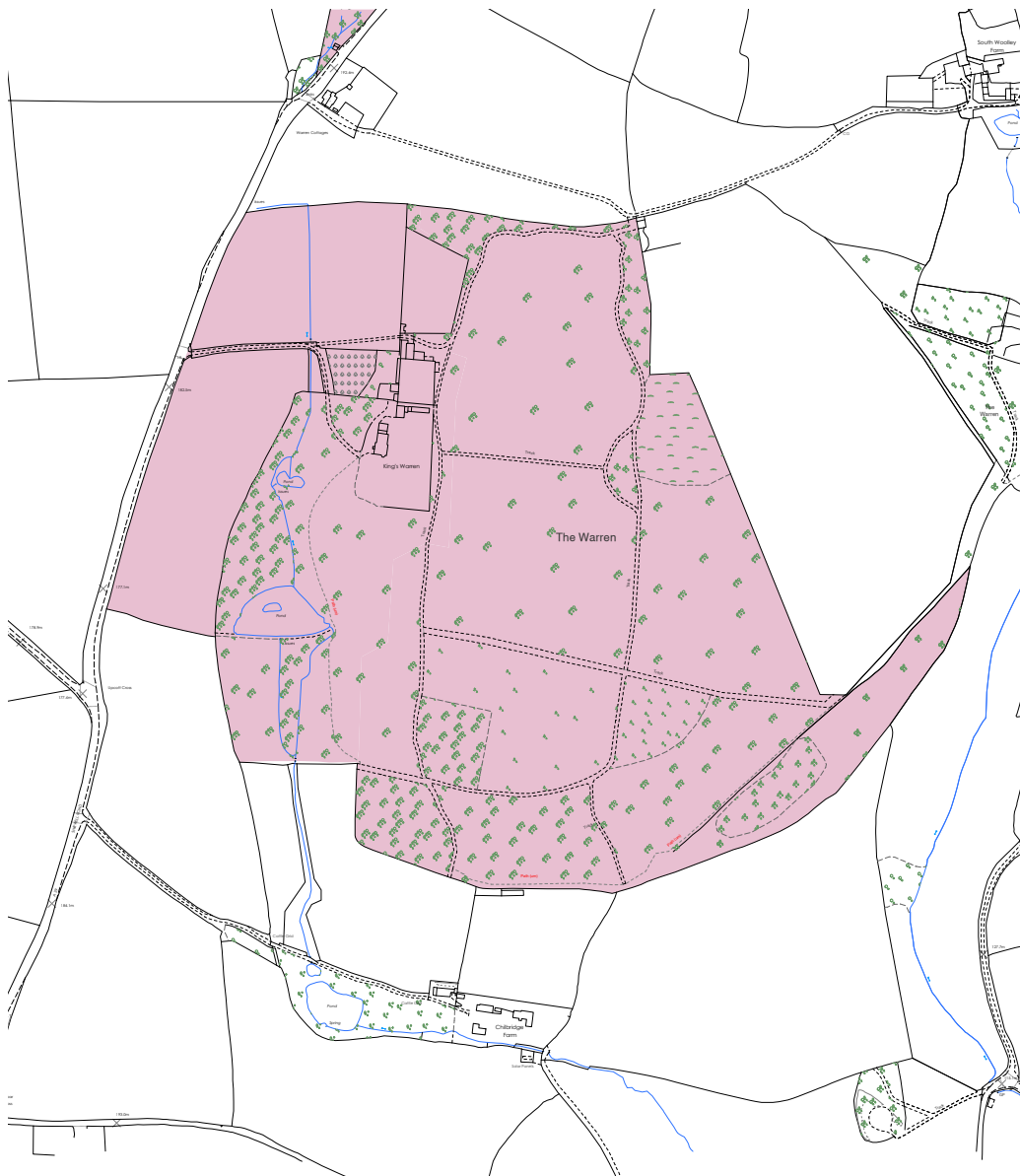












King's Warren, Shirwell, Barnstaple, EX31 4JZ

■ - Total Area 31.93 ha / 78.91 ac

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Not to Scale. Drawing No. X20404-01 | Date 22.08.23



Outside

The house is set in spectacular, far-reaching private grounds which extend to approximately 78 acres offering the best of country living and providing complete privacy. There are various outbuildings in addition to The Coach House, including recreational facilities such as a heated swimming pool with an adjacent gym and spa, as well as several barns, a double carport and a garage. The extensive gardens and grounds include rolling lawns and meadows, tennis and croquet lawns, a kitchen garden with a greenhouse, soft fruit cage and raised beds. There are also well-stocked border beds with a wide variety of all-seasons planting and a stone-built terrace with a wood fired oven which is ideal for al fresco dining. Beyond the formal garden there are three enclosed paddocks of permanent pasture, a 55 acre woodland and a delightful lake stocked with a variety of fish, with a splendid oak-built summerhouse at its shore.

Location

Kings Warren lies in a peaceful and secluded rural setting five miles north of Barnstaple and within easy reach of the stunning North Devon coastline. There is a local primary school in the nearby village of Shirwell, as well as a nursery and a parish church. Barnstaple, approximately 5 miles away, 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's Pannier Market dates back to Saxon times and was voted in more recent times by the Independent Newspaper as one of the top ten food markets in Britain. It also trades in general goods, local crafts and collectables such as the legendary book market. It also has a well-established theatre and there are a number of good state and private schools in the area. 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. Just four miles away from

Kings Warren is the Exmoor National Park, with its many beauty spots and opportunities for walking and riding. Sporting facilities in the area include 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. There are also several prestigious shoots in the area including Castle Hill, consistently rated one of the UK's best – if not its finest. Communication links to the property are excellent. Kings Warren 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 an increasing range of international and domestic flights including a daily service to London City Airport. Bristol Airport, approximately 89 miles away, offers an even greater choice of international flights.

Directions

From Junction 27 of the M5 Motorway, follow the A361 to Barnstaple. On the eastern edge of Barnstaple at the Portmore Roundabout, take the second exit onto Eastern Avenue/A39. Continue to follow the A39 through the town. As you emerge from the town North Road becomes Shirwell Road at a large roundabout. From this point the entrance to the driveway to Kings Warren will be found on the right after about 3.7 miles and is marked by two white stone gate piers beside a post box inset in a stone pillar.

General

Local Authority: North Devon District Council.

Services: Mains electricity, private water and private drainage. Oil-fired central heating. LPG gas.

Council Tax: Band G.

Tenure: Freehold.

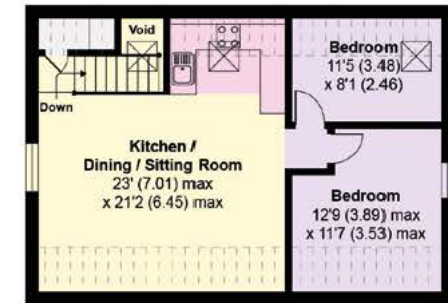
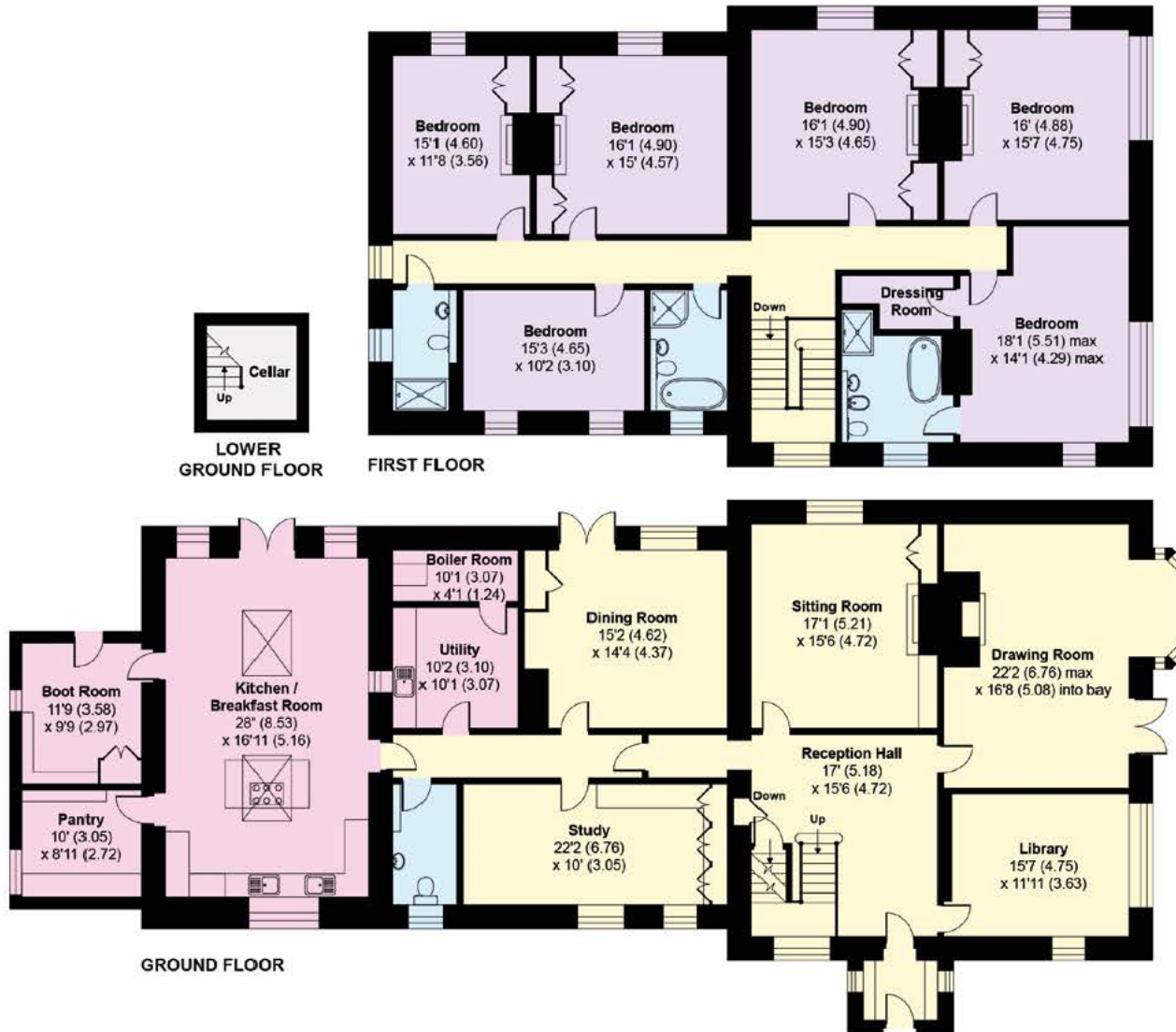
Agents Note: There is a right of way over part of the track for the neighbouring farmer to access their field behind the woodland owned by Kings Warren. Please speak to the vendors agent for more information. We understand that we may need to confirm compliance of the private drainage with the latest regulations.

Guide price: £3,500,000.

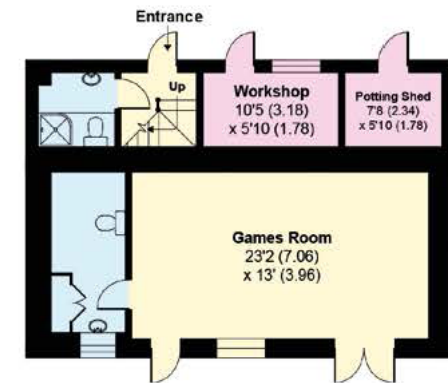


Gross Internal Area (Approx)
 Main House: 4,907 sq ft / 455.8 sq m
 Coach House: 1,305 sq ft / 121.2 sq m
 Total: 6,212 sq ft / 577 sq m

Not to scale. For identification purposes only.



COACH HOUSE
FIRST FLOOR

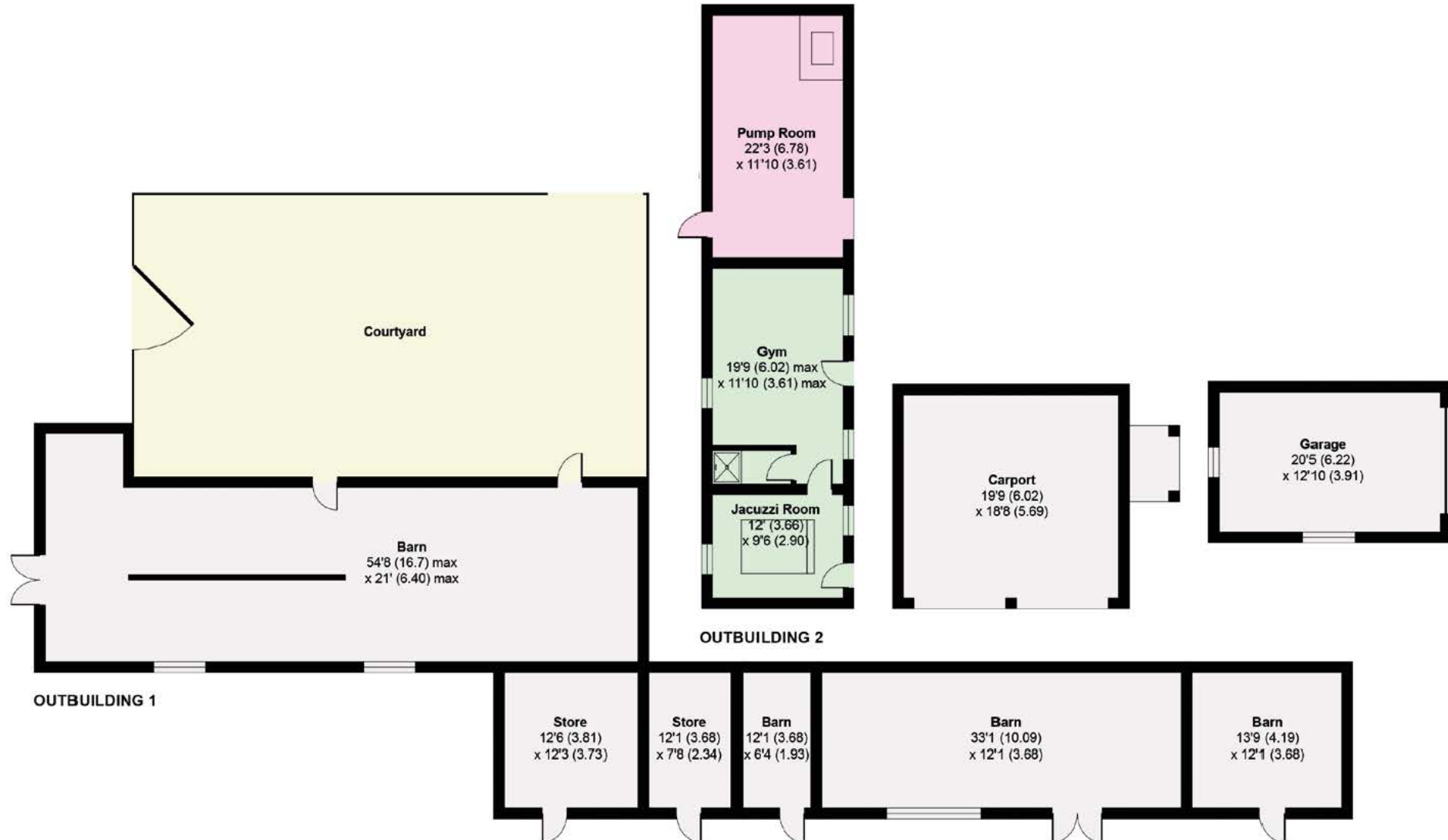


COACH HOUSE
GROUND FLOOR

Denotes restricted
head height

Gross Internal Area (Approx)
Outbuilding 1: 1,889 sq ft / 175.4 sq m (excludes courtyard)
Outbuilding 2: 644 sq ft / 59.8 sq m
Garage: 263 sq ft / 24.4 sq m
Total: 2,796 sq ft / 259.7 sq m

Not to scale. For identification purposes only.





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