



Fuidge Manor

Devon

An exciting opportunity to rejuvenate a splendid country estate tucked away in a private part of West Devon

Fuidge Manor, Spreyton, Crediton, Devon, EX17 5ED

A30 2 miles, Dartmoor National Park 3 miles, Chagford 6 miles, Okehampton 10 miles,
Exeter 20 miles (London Paddington from around 2 hours)

Features:

- Grade II listed manor house in need of full refurbishment
- Detached bungalow (with AOC)
- Farm buildings with alternative use potential
- Extensive ring fence of farmland & woodland
- Private & quiet location
- Excellent accessibility

About 257.49 acres (104.18 ha) in all

Available as a whole estate or the house only

Lot 1 - Fuidge Manor

About 19.74 acres (8 ha)

Grade II listed manor house extending to 9,227 sq ft (857 sq m),
seven reception rooms, ten bedrooms, six bathrooms, two kitchens, pantry,
cellar, stores, former swimming pool, beautiful gardens and grounds,
separate site of a former cottage, linhay barn, pasture farmland







Situation

Fuidge Manor is located in a secluded position along a long private driveway, in an idyllic rural location with views across stunning Devon countryside. The nearby village of Spreyton (2 miles) has a local pub, shop and garage while further amenities including a Waitrose supermarket and community hospital can be found in Okehampton, around 10 miles away. The popular Dartmoor town of Chagford (6 miles) offers a range of events, galleries, cafés, bars and restaurants whilst the vibrant city of Exeter is just 20 miles away, with its excellent shopping, leisure and cultural facilities and the University.

Dartmoor National Park offers unrivalled opportunities for walking, cycling and riding. The area offers access to a good selection of state schooling including Spreyton primary school, the outstanding-rated secondary Okehampton College and Queen Elizabeth's School, as well as to a number of renowned independent schools including St. Wilfrid's, Exeter Cathedral School, The Maynard, Exeter School and Blundell's. The area is well connected by road, with the A30 providing routes to Exeter and the M5. Exeter St David's mainline station provides direct services to London Paddington in just over 2 hours. Exeter Airport also provides both national and international links.

Fuidge Manor

Fuidge Manor is a wonderful country house located down a long private driveway, nestled into the side of the valley with tremendous views over its own land and the

countryside beyond. The house and estate have great potential for restoration back into a classic country house and sporting estate, with the ability to create additional accommodation through utilising the various buildings, or to support a range of alternative uses, subject to planning consent.

There is excellent deer stalking on the estate plus the potential to run a small shoot over the gently undulating terrain, with areas of woodland providing options for habitat and release pens plus several natural water supplies, the river and the pond. There may be fishing opportunities in the river too, with the current owner reporting having caught several brown trout.

Lot 1 – Fuidge Manor

About 19.74 acres (8 ha)

Fuidge Manor is a Grade II listed, 10-bedroom country house in a splendid private setting at the end of a long private driveway. The house requires full refurbishment and is offered with around 20 acres of farmland and woodland, plus a detached timber barn and the site of a former detached and listed cottage, which also offer potential development opportunities (subject to planning).

The manor house has an attractive symmetrical frontage and has been ideally positioned to take full advantage of the delightful rural views from all the main reception rooms and bedrooms. There are several historic features throughout the house dating from as early as the C17th. The central main entrance hall is flanked by

a large reception room on either side each with a large bay window, and in turn these lead on to several further reception rooms and two kitchens. A service corridor along the rear leads to the original C17th kitchen with a large original stone fireplace, plus a boiler/utility room, pantry, cloakroom and bathroom. An impressive main staircase rises from the entrance hall to a landing and the two main bedrooms and a bathroom, whilst the remaining eight bedrooms are accessed along the rear corridor. Two additional staircases provide alternative routes between the floors. At the far end of the house are several large storage rooms which could offer conversion potential, subject to planning.

At the front of the house is a parkland garden with views across the valley below to pasture farmland and to the lower side of the garden is a former swimming pool barn.

At the rear of the house are further gardens and grounds. To the side is a Grade II listed linhay dating from the C18th, with cow stalls on the ground floor and a hayloft above with beautiful large oak beams, and with a pitched and hipped roof and several windows. This may offer redevelopment opportunities (subject to planning).

On the opposite side of the rear garden is the site of a former detached two storey cottage (Grade II listed) which is believed to date from the C19th.







Floorplans for Fuidge Manor



Approximate Gross Internal Area*:
Main House internal area 9,227 sq ft (857 sq m)
Outbuilding internal area 2,077 sq ft (193 sq m)

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



Farm buildings and land

Behind the house and adjacent to the main driveway lies a large agricultural barn and former dairy parlour currently used for storage. These buildings are of 7,696 square feet in all and offer potential to be

used in connection with the house or separately for alternative uses, such as for residential accommodation (subject to planning). The barns lie in an elevated setting adjoining a large pasture field.



Pair of farm buildings & land

A pair of farm buildings on opposite sides of a concrete yard, each offering potential redevelopment opportunities with adjoining pasture farmland and woodland, with far reaching views including of northern Dartmoor. In all the buildings extend to around 4,620 sq ft (429 sq m). One of the buildings is a Dutch barn with curved roof, side extension and lean to. The other barn is an open fronted barn with single pitched roof.



Bungalow

A detached bungalow subject to an Agricultural Occupancy Condition, in a delightful woodland setting adjoining farmland and woodland. The bungalow is of concrete construction and consists of three bedrooms, a living room, kitchen and a bathroom. It has mains electricity and mains water. Subject to the necessary planning consents, the bungalow could potentially be replaced with a new dwelling.

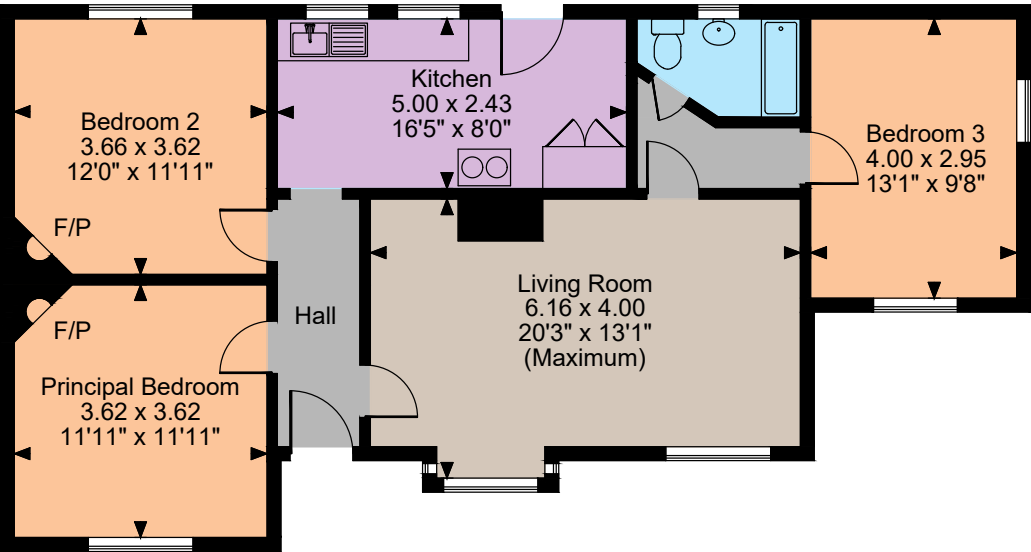


Floorplans for The Bungalow

Approximate Gross Internal Area*:
Bungalow internal area 7,696 sq ft (715 sq m)

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



Mixed Woodland & River Valley

An enchanting woodland valley with the River Troney running through and a range of mature trees including beech, oak and ash. The woodland, extending to around 44 acres, has a separate access from the highway in the south and with no public rights of way, the land is delightfully private and peaceful. The current owner reports seeing red and roe deer in the woodland and there is a pond and a small former weir, which could potentially be restored to provide electricity. Several brown trout have been caught in the river.



Farmland & Woodland

Commercial arable and pasture farmland comprised of six interlinked fields extending to around 65 acres in all, plus a central parcel of woodland and a belt of woodland along the valley bottom (in all around 8 acres). The land has direct road access along the northern boundary and fronts onto the River Troney at the bottom of the valley. It has the benefit of mains water and several natural springs and no public rights of way.

The land is shown on the provisional land classification maps as Grades 3 & 4 and on the Soilscape maps as Soilscape 6 “Freely draining slightly acid loamy soils” and Soilscape 8 “Slightly acid loamy and clayey soils with impeded drainage”. The land is currently grazed under a seasonal licence and is laid to pasture.



*Farmland & Woodland northwest
of the road*

A parcel of commercial arable and pasture farmland with direct road access, extending in all to around 71 acres. The land is subdivided into four fields and slopes gently downhill, interspersed with several pockets of mixed woodland. The land has the benefit of mains and private water supplies and no public rights of way.

The land is shown on the provisional land classification maps as Grade 4 and on the Soilscape maps as Soilscape 8 "Slightly acid loamy and clayey soils with impeded drainage". The land is currently grazed under a seasonal licence and is laid to pasture.

General

Method of sale: Fuidge Manor is offered for sale as a whole estate or as the house only by private treaty.

Tenure: The property is sold freehold with vacant possession on completion, save for the farmland which is subject to a seasonal grazing licence.

Services:
Water: There are several mains water meters at the property providing mains water to the houses, barns & farmland. There are also several boreholes and old wells which are not currently used.

Electricity: There are understood to be three mains electricity supplies: to the main house (meter removed); to the bungalow; and to the old dairy buildings.

Drainage: To a septic tank at the main house and at the bungalow. Strutt & Parker has not confirmed whether or not the private drainage is compliant with current regulations.

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
Fuidge Manor	F	De-listed
Bungalow	F	B

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 are no public footpaths or rights of way.

Schemes: The woodland across the estate is entered into a Countryside Stewardship Scheme which is due to expire 31/12/2026. The farmland is within a Sustainable Farming Incentive Scheme expiring 31/10/2025.

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

Designations: Part of the property is in a Nitrate Vulnerable Zone (NVZ).

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

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.

Plans, Areas and Boundaries: Any representation by the owner or agent is indicative only and should not be relied upon without clarification from a legal advisor.

Local authority: West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ. Tel: 01822 813600

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.

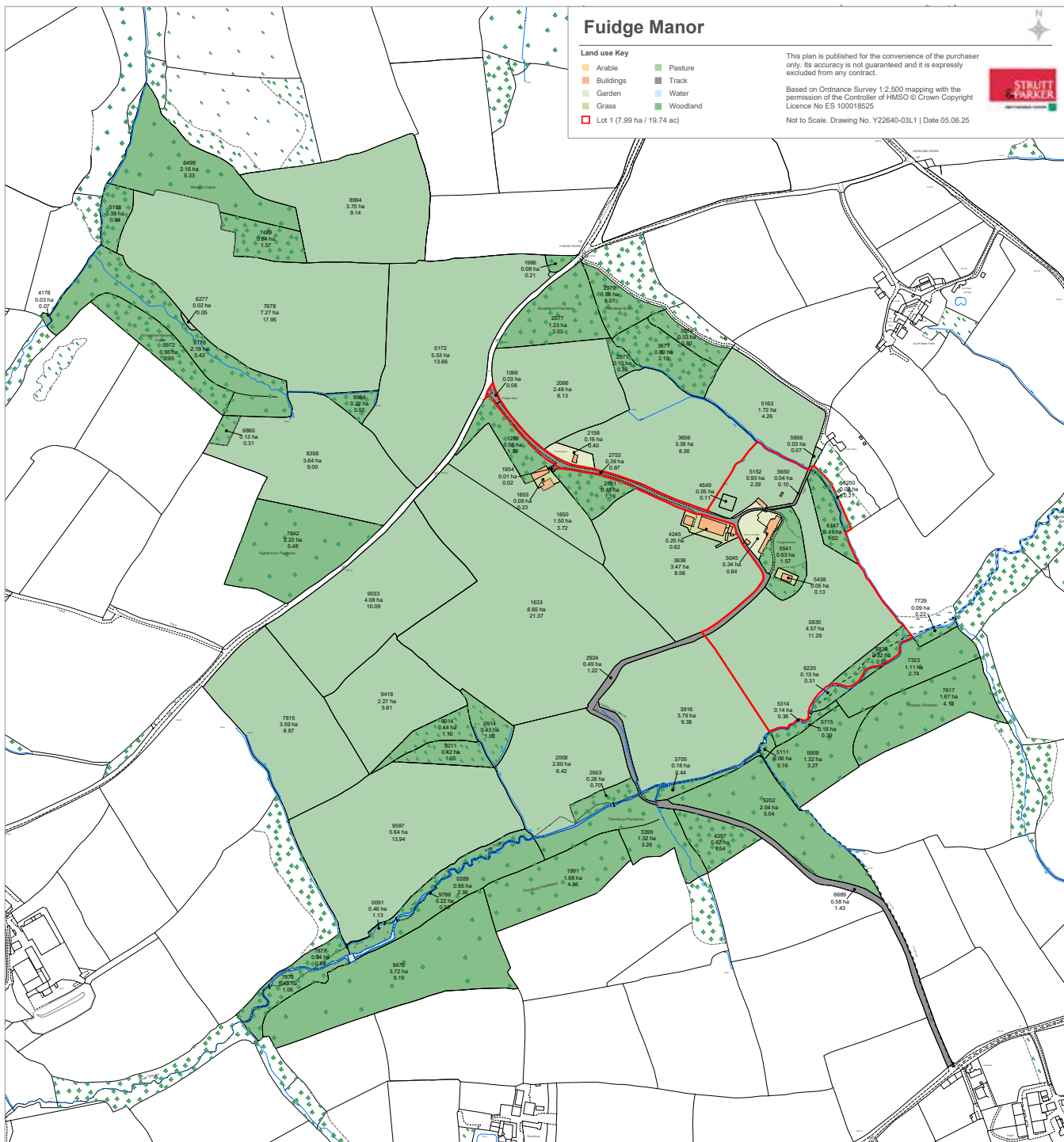
Health and safety: Given the potential hazards of the property, including livestock, vehicles and the condition of buildings, we ask you to be as vigilant as possible when making your inspection with Strutt & Parker, for your own personal safety. Parts of the buildings are potentially dangerous and no entry is permitted without Strutt & Parker.

Suitable clothing and secure footwear must be worn and viewings will not be suitable for children.

Guide price: £3,750,000 (as a whole).

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





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