



Runland Park

Bideford

A substantial country estate, set around a central courtyard with approximately 63.82 acres and outstanding countryside views

Runland Park, Bideford, EX39 5QZ

A39 2.8 miles, Bideford 11.8 miles, Bude 13.0 miles, Barnstaple 20 miles, Barnstaple Station 21 miles

Features:

Drawing room | Sitting room | Family room | Office
Dining room | Kitchen/breakfast room | Utility | Larder
Cloakroom | Principal bedroom with dressing room &
en suite bathroom | 5 Further bedrooms, 1 en suite with
dressing room | Family bathroom | Shower room
Swimming pool/gym | Two double garages | Stores
Courtyard | Gardens | Vegetable garden | Woodland
Lake | Ponds | EPC rating D

About 63.82 acres in all





The property

Runland Park is an exceptional country estate that was built in 1999, offering over 7,000 square feet of beautifully appointed and light-filled accommodation with extensive outbuildings set around a large central courtyard. The property has five reception rooms and six bedrooms providing versatile accommodation and has been designed to take full advantage of its picturesque position with panoramic views over the surrounding countryside.

The main reception room is the impressive drawing room, which occupies a south-facing corner location in the house and includes bespoke built-in storage, a woodburning stove and sliding glass doors that open onto the garden. There is also a 29ft sitting room with a grand brick-built fireplace, fitted with a woodburner and a large bay window providing sweeping views across the garden and countryside. Further welcoming reception space includes the formal dining room and the light-filled family room, while there is also a spacious office for home working. The kitchen and breakfast room has bespoke wooden fitted units, a large central island and integrated appliances, with further storage and space for home appliances available in the adjoining utility room and larder. The kitchen also has French doors that open onto a patio area providing space for al fresco dining. The western wing of the ground floor accommodation houses a luxury indoor swimming pool and gym and features an impressive double height ceiling. There is also an adjoining shower room and storage room.

Two staircases lead to separate first-floor accommodation which has six double bedrooms in total. One staircase leads to two bedrooms that overlook the indoor swimming pool currently utilised as office space while the other staircase leads to the additional four bedrooms. The principal bedroom and the second bedroom both have their own dressing rooms and en suite bathrooms while the principal bedroom also affords a large bay window providing exceptional views. Also on this floor is a family bathroom.









Outside

The property includes extensive gardens and grounds that total approximately 63.82 acres, with far-reaching views across the surrounding countryside. A long private driveway leads from the road to the house, with a secure central courtyard providing parking space and access to the 53ft garaging block. There is also a further detached agricultural barn with diesel tank, generator etc within the property's grounds as well as a store and a large greenhouse providing garden storage space with water, sinks and electric. The garden that surrounds the property includes a large wrap-around terrace, flowerbeds with colourful shrubs and perennials, mature specimen trees, rolling lawns and a vegetable garden while the grounds include a 400ft lake with an island, grassy paddocks, ponds and a large area of woodland bordered by the River Torridge. There are no public rights of way over the land.

Location

Runland Park lies in a beautiful rural setting between the historic port town of Bideford on the estuary of the River Torridge and the coastal

town of Bude. The property is within easy reach of the stunning Hartland Devon Heritage Coast and surrounded by rolling countryside. Nearby, the renowned village of Woolery (The Collective at Woolery, www.woolery.com) has a local shop, a pub and a primary school, while Bideford and Bude are both around 12 miles away and provide a range of everyday amenities, including a selection of high street and independent retailers and larger supermarkets. Barnstaple is 20 miles away, providing a further choice of shopping and leisure facilities as well as a mainline railway station with connections to Exeter with onward links to London. The idyllic countryside surrounding Runland Park provides a plethora of walks, rides and other outdoor pursuits with the Tarka Trail and Exmoor National Park within easy reach. The attractive sandy beaches at Saunton, Woolacombe and Croyde are also within a short distance, as are the charming hamlets of Clovelly and Bucks Mills. There are plenty of good schooling options in the surrounding area including Atlantic Academy and Bideford College together with noteworthy independent schools including Kingsley, Shebbear College and West Buckland School. The area is





well connected by road, with the A39 providing access along the coast, while the A386 and A377 offer routes towards Exeter and Plymouth.

Directions

From Bideford, take the A39 west towards Bude and after 7.5 miles, turn left in Bucks Cross towards Woodfardisworthy. Continue for 1.9 miles and in Woolsery, turn left and then immediately right, passing the primary school. After 2.5 miles, you will find the entrance to the property on the left.

General

Local Authority: Torridge District Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.

Council Tax: Band H

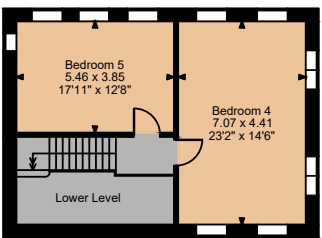
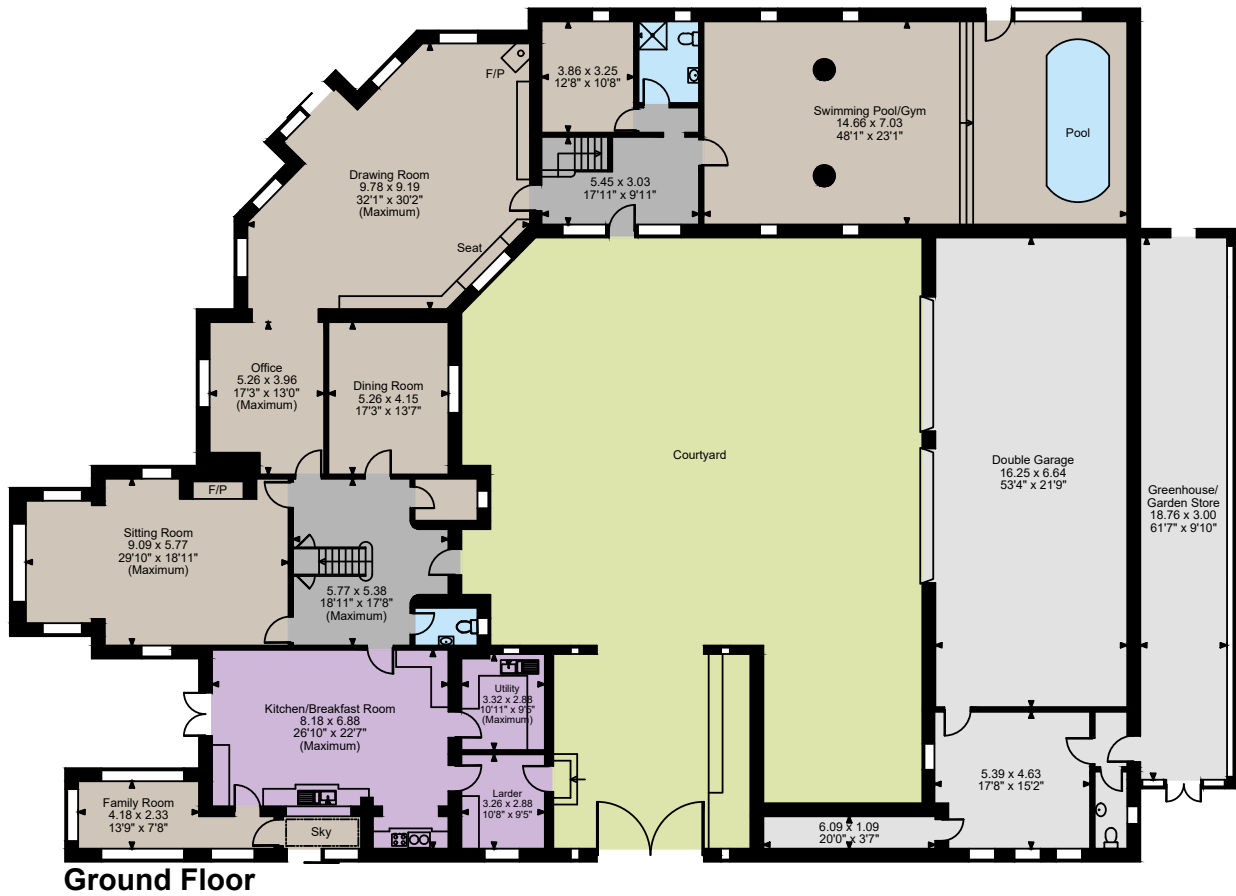
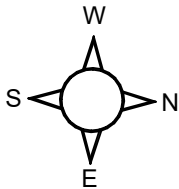
Tenure: Freehold

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

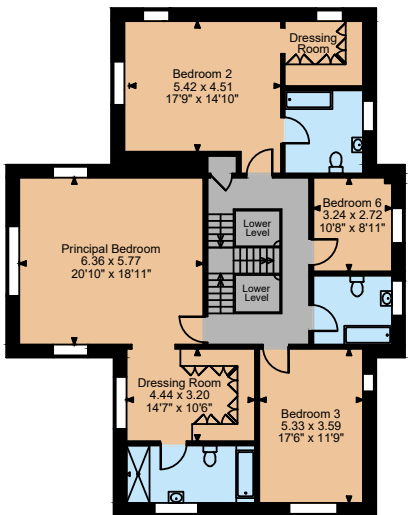
Guide Price: £1,950,000



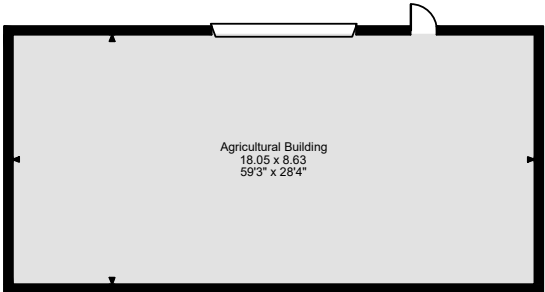
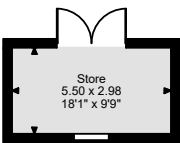
Runland Park, Bideford, Devon
Main House internal area 7,009 sq ft (651 sq m)
Garages & External Room internal area 3,960 sq ft (368 sq m)
Store internal area 176 sq ft (16 sq m)
Total internal area 11,145 sq ft (1,035 sq m)



First Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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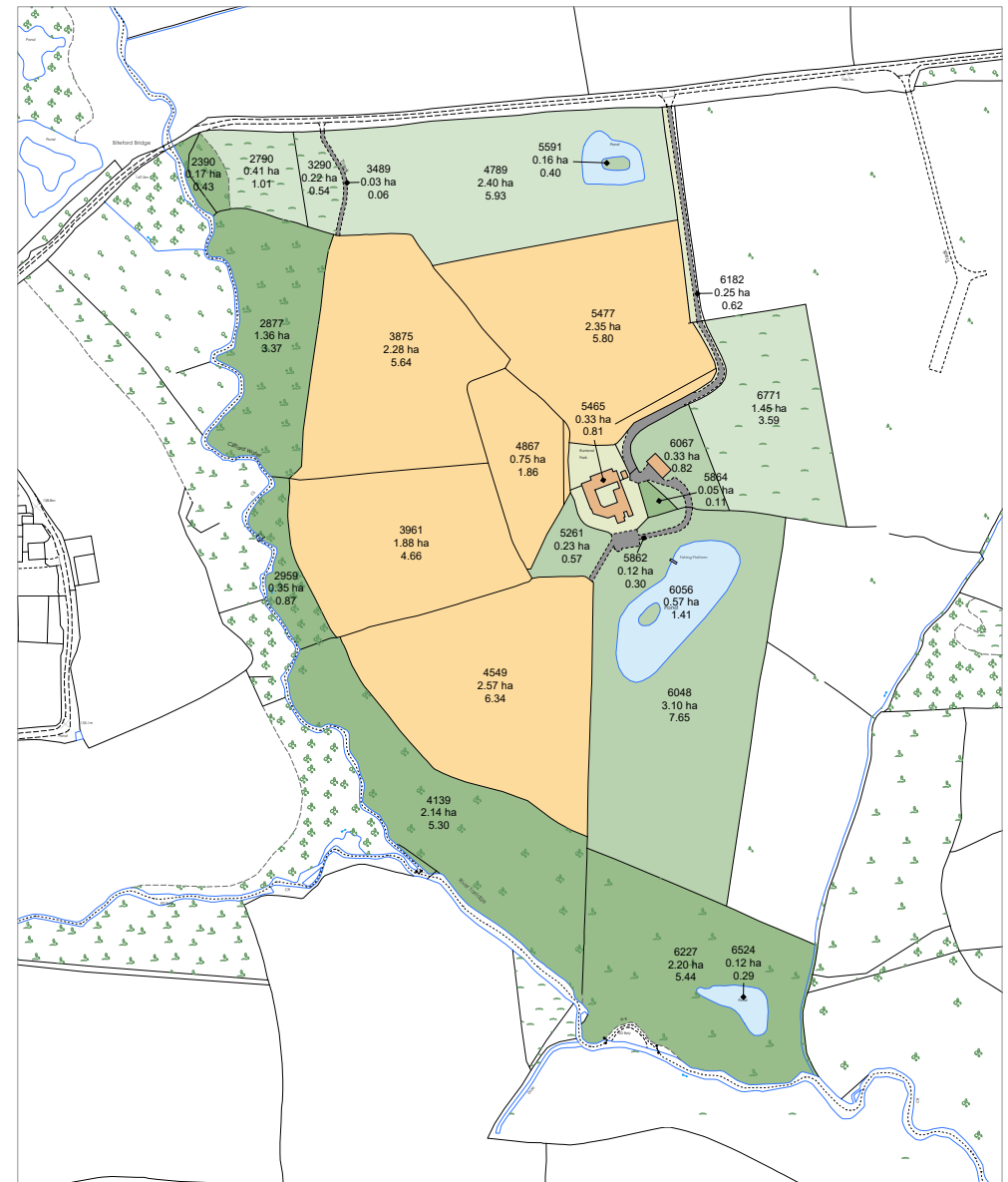
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Total Area (25.82 ha / 63.82 ac)

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