



The Manor House

East Ogwell, Newton Abbot, Devon. TQ12 6AS

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South Devon.

The Manor House, East Ogwell, Nr Newton Abbot.

An enchanting Grade II Listed manor house situated in the centre of a picturesque South Devon village, set in gardens and grounds extending to approximately 1.05 acres and offering a versatile range of accommodation suited to a variety of needs.

Situation:

The Manor House occupies a secluded location in the centre of East Ogwell, a delightful old Devon village with a range of attractive period properties and a fine parish church. The countryside surrounding the village is unspoiled, gently undulating farmland and wooded valleys accessed via a network of quiet country lanes and footpaths .

Local amenities include; a village pub, shop and an excellent primary school.

East Ogwell is approximately 2 miles from the large market town of Newton Abbot, a bustling country town with an excellent range of facilities including; town centre shops and businesses, a selection of supermarkets, primary and secondary schooling, main line railway station and access to both the A380 and A38 arterial routes, linking with the M5, Bristol and London.

The University city of Exeter, Devon's principal city and economic centre, is approximately 18 miles to the north, a modern provincial city with amenities commensurate of its status as the regional capital, including first class shopping and entertainment, airport and direct links to the national road and railway networks.

Description:

The Manor House is delightful Grade II Listed home with a long and interesting history. The Manor is believed to date from the 13th Century constructed as a hall house of some status. Over the ensuing centuries The Manor House saw further development and enhancement specifically through the 15th to 16th Centuries and culminating in an elegant Georgian extension. The current owners, in their time at the house, have created a stylish family home of distinct character, with a warm and comfortable atmosphere found in buildings of the age and quality of The Manor House.

With approximate dimensions, the accommodation comprises:

Porch: Gable entrance porch with seats each side, brick paved floor and a heavy plank door, with a lead light window into the Hall.



Reception Hall: Flagstone floor. Georgian panel door to the Dining Room, plank door, with a stained glass window insert to the Sitting Room, second staircase to the first floor and access to the inner, stair hall. Radiator.

Sitting Room: 17' x 14'2" (5.18m x 4.32m). Casement windows overlooking the garden. Open fireplace with a fluted Georgian surround. Cupboards and shelving in the recess to the left of the chimney breast. Central heating radiators. Double panel doors connecting to the Dining Room.

Dining Room: 14'9" x 14' (4.5m x 4.27m). Casement windows to the front elevation overlooking the gardens. Minster stone fireplace. Picture rails. Radiator.

Inner Hall: Flagstone and slate flooring. Oak staircase to the first floor with a cupboard and study area below, space for a writing desk. Window with a seat below. Low level, former window opening with granite reveals and lintel. Door to the rear Entrance Lobby and Cloakroom. Useful store cupboard. Door to the kitchen. Radiator.

Kitchen / Breakfast Room: 19'2" x 13'10" (5.84m x 4.22m). A large country kitchen. The kitchen fittings are hand made incorporating cupboards, drawers and beech worktops. Double stainless steel sink and drainer. Electric oven and hob. Space for a dishwasher.



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Large stone chimney breast and fireplace opening housing an oil fired AGA, which provides a cooking facility and heats the hot water. Casement windows each side of the chimney breast. Pine wainscot panelling. Panel door to the utility room.

Utility Room: L—Shaped 14'5" x 8'6" and 5'10" x 4'2" (4.39m x 2.59m and 1.78m x 1.27m). Panel door to the rear entrance lobby. Two windows. Larder with double doors. Beech finish work surfaces, shaker style fittings. Radiator. Boiler cupboard.

Study / Garden Room: 12'8" x 8' (3.86m x 2.44m). French doors to a sunny courtyard. A useful room for home-working , hobbies or a snug. Radiator. Built in oak bookshelves.

Cloakroom: 7'10 x 6'2" (2.39m x 1.88m). Slate floor, high level window, Pedestal wash basin. WC.

Rear Entrance Lobby: 6'7 x 6'3" (2m x 1.91m). Glazed panel entrance door to the courtyard and grounds. Lead light panel door into the inner hall. Exposed stone wall.

Turning oak staircase from the Inner Hall, with a casement stair window to the

First Floor Landing: Stairs to the second floor accommodation. Doors to Bedrooms, Bathroom, WC and Shower Room. Door way through to the rear landing, the second staircase leading to the Reception Hall and a door into Bedroom 2.

Bedroom 1: 14'2" x 10'3" plus and area of 6'1" x 3'9" (4.32m x 3.12m plus 1.85m x 1.14m). Double wardrobe and linen cupboard. Casement window to the front elevation overlooking the garden. Radiator.

Bedroom 2: 14' x 13'9" (4.27m x 4.19m). Window to the front elevation. Radiator and wardrobes.

Bathroom: 10'3" x 8' (3.12m x 2.44m). Casement window. Oak floor. Wainscot panels. Bath with a Mira mixer shower above. Pedestal wash basin. Heated towel rail. **Separate WC.**

Shower Room: Shower cubicle with a Mira electric shower. Pedestal wash basin. High level window. Heated towel rail.

Bedroom 3: 13'4" maximum x 10'8" (4.06m x 3.25m). Window with views over the village. Radiator.

Bedroom 4: 14' x 8'1" (4.27m x 2.47m). Window with views over the paddock. Radiator.

Second Floor Landing: Gothic stone mullion window, with leaded lights. Store cupboard. Door to

Bedroom 5: 17'7" x 14'2" including the area taken by the en-suite. (5.36m x 4.32m).

Arch window. Exposed roof trusses and purlins. Double wardrobe. Wall lights.

En— Suite: Fully tiled shower cubicle with a Mira electric shower. Wash basin in a vanity unit. WC. Heated towel rail. Attractive wall tiles with a decorative frieze.

Outside:

Gardens and Grounds:

The sum of the property extends to approximately 1.05 acres (0.42 ha) a combination of mature formal gardens, quiet areas for sitting, entertaining and dining, gardens for cultivating vegetables and a paddock for grazing and amenity.



Floor Layout: Not to Scale.

The house is approached from the south of the plot, through a five bar gate off the village lane. A gently sweeping driveway leads up to the house passing through a formal garden of lawns edged by structural planting and terminating at a parking and turning area, in the old courtyard, between the house and barns.

Tucked away in a sunny, west facing corner is a courtyard garden, with access from the rear of the house and the Study. This is a private and sheltered position, ideal for summer evening meals. From here a gate below a Fig Tree leads to a walled garden, with a green house, stone terrace and lawn. North of the Walled Garden a small paddock enclosure, with a vehicular access. A larger paddock forms the northern section of the site, access is via a gate from the smaller enclosure. The paddock affords views over the church and village, has a planting of fruit trees and is ideal for grazing livestock. The paddock adds a high level of amenity to the house as a safe environment for children and animals.

Buildings:

Barn 1:

Adjacent to the house is a stone barn, thought to date from the 16th or 17th Century and constructed as lodgings for The Manor. In recent years the building has been used for working and implement storage as well as a village meeting room. This two storey building has ground and first floor access with areas detailed below. There is potential for alternative uses, within the boundaries of planning permission and listed building consent.

Ground Floor Rooms:

Store 1: 16'4" x 11' (4.97m x 3.35m). Store 2: 16' x 15' (4.88m x 4.57m). Former

Meeting Room: 21'6" x 15'3" (6.55m x 4.65m)

Upper Floor: 56' x 16'10" (17m x 5.13m)

Barn 2:

West of the larger barn 1, the second barn is an attractive stone, former livestock building with a pitched roof and window openings on three elevations.

Internal dimensions are: **16' x 12'8" (4.88m x 3.86m).**

Potting Room: 8'1" x 6'9" (2.46m x 2.06m). Part of the main house a useful area with access from the courtyard garden.

Pony Stable or Store: 12' x 7'9" (3.66m x 2.36m). Next to the walled garden. A masonry constructed building for a pony or implement storage.

General Remarks:

Tenure: Freehold

Planning Matters: The property is Grade II, Listed.

Local Authority: Teignbridge, District Council. www.teignbridge.gov.uk.

T: 01626 631101

Services: Mains water and drainage, Electricity, Oil fired heating.

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Viewing: Strictly by appointment with Rendells. T: 01626 353881.

E mail: newtonabbot@rendells.co.uk

Council Tax: Band G

Directions: From Newton Abbot take the Totnes road. On the edge of the town turn right at the roundabout signposted to Ogwell and continue for approximately half a mile until reaching Ogwell Green. Turn right towards the village and follow the lane down the hill, pass the Jolly Sailor Pub on the left and continue for a short distance. The entrance to The Manor House will be found on the right hand side.





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