



Deer Park, Stevenstone, Torrington, Devon, EX38 7HY

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





Deer Park, Stevenstone, Torrington, Devon, EX38 7HY

Offers in Region of £850,000

Now with 4 Acres! The very best of old and new!! Offering a unique combination of heritage, history and modern convenience, further complimented by uninterrupted rural views, a rare opportunity to acquire a substantial detached contemporary home offering a flexible 5 bedroom layout with 3 bathrooms, nestled within the former grounds of a grand manorial estate. The grounds, which extend to approx. 4 acres, include ruins of significant historical interest and may have development potential (STPP).

Approached via a most impressive gateway and accessed via almost half a mile of driveway, the scene is well and truly set before one even sets foot in the grounds of Deer Park itself. Situated on part of the former Stevenstone Estate, Deer Park is a relatively modern property enjoying a high degree of rural tranquillity and seclusion and having delightful and far reaching rural views. The property itself sits on a plot of approximately 4 acres and offers a range of outbuildings commensurate with such a holding including numerous sheds and a tractor barn. The land is divided between a garden area, a charming orchard area and a most interesting set of listed ruins which add a considerable degree of charm and intrigue to the property and are further complimented by the formal lawned area with Listed balustraded wall which act as an indicator of the estates palatial past, and there may be potential to develop these ruins, subject to planning and Listed Building Consent. On the southern boundary the seller has decided to include an area of pasture land which rounds off, the property and gives a better balance. This will be fenced at the sellers expense and will be of substantive post and rail.

Torrington caters well for its inhabitants with a comprehensive range of local shopping facilities including schools, banks, Post Office, library, parks etc together with leisure facilities including an indoor heated swimming pool and nearby 9 hole golf course. Tourist attractions include the Royal Horticultural Society Gardens at Rosemoor, the Dartington Crystal Glass Works, and The Plough Arts Centre. Other attractions include the Torrington 1646 Civil War Experience and glazed Pannier Market. Torrington itself is surrounded by approximately 365 acres of common land where there can be found a wide variety of picturesque walks and country pursuits etc. The larger towns of Bideford and Barnstaple are easily reached by car or public transport and the North Devon countryside and spectacular coasts are only a short drive away.

Deer Park, Stevenstone, Torrington, Devon, EX38 7HY

Far Reaching Rural Views
Two Bathrooms and Ensuite
Large Laundry Room and Study Room
4 Acre Plot
Victorian Walled Garden
Post War Property
Impressive Driveway Leading to Property
Tractor Barn
Five Bed Detached House

Entrance

Hallway

Study

Bathroom

Laundry Room

3.94m x 2.82m (12' 11" x 9' 3")

W.C

1.76m x 2.16m (5' 9" x 7' 1")

Dining Room

4.50m x 6.7m (14' 9" x 22' 0")

Living Room

4.54m x 6.88m (14' 11" x 22' 7")

Kitchen/ Breakfast Room

4.80m x 3.94m (15' 9" x 12' 11")

Bedroom Three

4.47m x 3.94m (14' 8" x 12' 11")

Bedroom Four

2.95m x 5.33m (9' 8" x 17' 6")

Bedroom Five

4.05m x 3.32m (13' 3" x 10' 11")

First Floor

Master Bedroom

4.06m x 8.48m (13' 4" x 27' 10")

Master Ensuite Bathroom

2.64m x 4.52m (8' 8" x 14' 10")

Bedroom Two

4.30m x 5.18m (14' 1" x 17' 0")

Outside

The property is set in approximately 4 acres of grounds and comes with well manicured lawns, several sheds and a barn pole. The whole plot is self facing, some parts be more elevated than others. The park gets its name from the old Deer Park that was much part of the larger state of Stevenstone Manor back in the 1800s. Stevenstone Manor in its latter guise was built in 1868 in a French/Italian style and was a grand estate house with 27 bedrooms set in several hundreds of acres before its demise in the early part of the 20th-century. There are records existing that a manor home was existed on this site dating back to 1309. The remains of the manor can still be found in the grounds of Deer Park.

Property Facts

Vendors status. No Chain

Age of property: Built 1962 and Redeveloped 1995

Listed Ruins from 1800's

Is the property listed? No

Nearest Medical Centre. Torrington.

Torrington Town Centre. 2 Miles.

Nearest Primary: Blue Coats Primary School

Nearest Secondary School. Great Torrington Secondary School

SERVICES

Mains Water and Electricity

Septic Tank Drainage

Council Tax: F

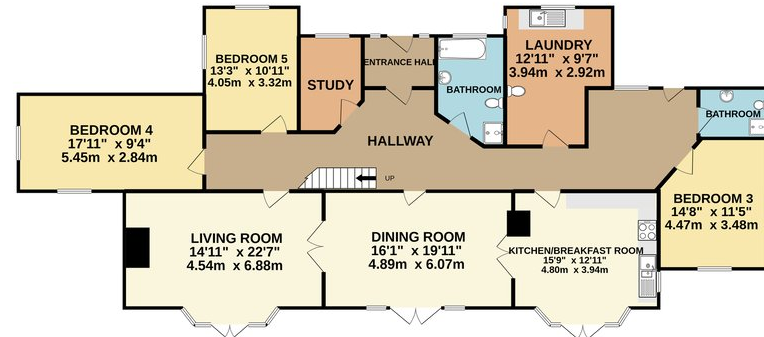
EPC: E

DIRECTIONS

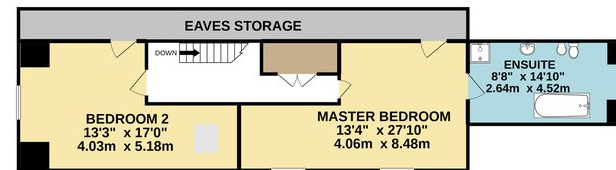
Please follow these directions, rather than a Sat Nav From Barnstaple take the B3227, following the road through Newton Tracey and continue along until reaching the outskirts of Torrington. Upon reaching the roundabout with Torrington town centre on the right, take the left option signposted A386 towards South Molton. Continue past the Rugby Club on the right and past the turning to Kingscott and then take the next right into Stevenstone , passing through the imposing gate pillars of the former Stevenstone Estate and continue along the private drive. Carry on for just a mile and past a group of houses on the right, set around a grassed courtyard. Continue past the court following the lane around to the right and through the gateway on the right into Deer Park and proceed down the driveway to the house.

*At John Smale & Co we don't just sell houses! ...
Contact us now for information on all of our
other services including
Residential and Commercial Lettings,
Property Management, Commercial Property
Sales,
Probate Valuations, Independent Financial
Advice,
Energy Performance Certificate's, Auctions and
New Homes.*

GROUND FLOOR
1624 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 2311 sq.ft. (214.7 sq.m.) approx.
Made with Metropex ©2021

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



