



## 7 BEDROOM DETACHED HOUSE FOR SALE IN NEWTON ABBOT

**Guide Price £4,000,000**



REF: 2814697

### PROPERTY FEATURES

- Substantial Country House
- With Separate Cottage
- Elegant and Timeless Decor Throughout
- Four Reception Rooms
- Beautiful Main Bedroom Suite
- Up to 7 Further Bedrooms
- Cellar Rooms & Temperature Controlled Wine Store
- Private Plot of 44 Acres
- Gardens, Lake, Pasture Land & Woodland
- Convenient Location With Rural Feel

### Introduction

Wolleigh House is undoubtedly one of the area's finest country homes, it is incredibly private, has a wonderful outlook and beautiful accommodation. Having sold it to the current owner in 2011, I am delighted to have been asked to find the new owner now. We're selling much more than bricks and mortar; this is the opportunity to buy into a wonderful, country lifestyle that Wolleigh House offers. It really is very special.

Built in 1891 for Henry Tanner Ferguson, a railway engineer, Wolleigh House remained in family ownership for a large part of the last century. Built of local granite in an attractive gothic style and situated overlooking its own land covering 43.8 acres, comprising landscaped gardens, pasture fields and woodland with outstanding open countryside and moorland views.

The current owners purchased the property in 2011 and with the help of a renowned interior design firm, Ashton House, they embarked upon a transformation which resulted in a beautiful, welcoming and comfortable home, perfect for the modern day, whilst enhancing the character and charm of the property which suits the area and environment perfectly.

### Sellers Insight

"We started our search for a Devon home back in 2010, we looked around for quite some time before Wollleigh came to the market. We wanted something that we could make our own, but most of all we wanted to create a family space that our children could grow up enjoying. The location for us was crucial, as we were still living in London a lot of the time, we wanted easy access to the motorway network and amenities. It was also important that when we were at Wollleigh, we could access the area quickly too. It has been perfect in every way, with easy access to Dartmoor and the coast. We've loved walking the dogs on the moor in the morning and being on one of the beaches in the South Hams in the afternoon. It's really the best of both worlds and very relaxing.

When we took ownership, we got to work with our local designers and trades to get the house how we wanted. After replacing all of the windows, one of the major changes was to the kitchen, it was quite small and there were some other rooms next to it, so we managed to open it all up and create the large kitchen living space. The changes to the house allowed us to get things like underfloor heating installed in most of the ground floor and discreet speakers in the ceiling. We took lots of photos throughout the project, looking back, it still amazes us how much we did but we were so pleased with the end result. The new owner can rest easy knowing that the house has been given a new lease of life, that will ensure it remains in great condition for years to come.

Another major change was the cottage for Mum and Dad. Originally there was a very small cottage and an adjoining single level property. This got knocked into one, and we put a large Carpenter Oak kitchen extension off the back. We put underfloor heating in throughout and made it a really lovely home for them, which has worked perfectly.

We've had lots of really lovely times at Wollleigh and we'll treasure the memories we have made over the last twelve years. Big family gatherings at Easter, in the summer and at Christmas have been amazing. We have grass tracks leading through the fields down to the lake, through the forest and down into Parke, so the easter egg hunts have taken a while - it's been pretty magical for the kids growing up.

When we bought Wollleigh, we were always planning to make the move from London a permanent one at some stage, our eldest was only a few months old at the time, and now the kids are 12 and 9. They have always loved coming to Devon, (especially to Pennywell Farm at Christmas!) but weekends are now increasingly taken up with hobbies, clubs and friends in London and so we aren't able to get down to Wollleigh as often as we'd like. The property deserves to be lived in and enjoyed and so it's time for us to let somebody else enjoy everything that Wollleigh and the area has to offer. We promise they will not be disappointed!"\*

## Step Inside

### Ground Floor

The large oak door opens into the porch with a vaulted ceiling, stained glass window and beautiful tiled floor. From here glazed doors open into the impressive entrance hall with engineered oak floor complete with underfloor heating, oak staircase, access to a cloakroom and a fireplace complete with wood burner.

To the right of the hall is the drawing and dining room, the engineered oak flooring with underfloor heating continues right through. To describe this whole space, I'd say, it's simply stunning. Elegant and timeless, with neutral tones and beautiful lighting there are tall windows bring in lots of natural light and give views over the grounds and to open moorland. The dining space has a feature wall made up of antique mirror tiles which extends the space and creates a real focal point. Delicate hanging lights above the table which seats up to fourteen, creates an intimate dining space. The drawing room area has an impressive marble fireplace with an open fire and granite hearth, it's the perfect space to sit and relax.

The sitting room is also accessed from the entrance hall, again the engineered oak flooring with underfloor heating continues through. There are two sets of French doors out onto the terrace which provide a lovely view. This room has a cosy feel with tasteful décor and fireplace with a wood burner, it has a calm, relaxing feel and is the perfect space to watch a film or read.

On the left of the hall is the Kitchen breakfast room with the continued engineered oak flooring with underfloor heating. The kitchen was made and installed by Smallbone. A huge island with granite top gives space for bar stools, as well as plenty of preparation area, integrated chopping board and kitchen sink, complete with boiling water tap. The kitchen is well equipped for those who like to entertain, with integrated Gaggenau electric oven and fridge freezer. There is also a Lacanche range style cooker with electric hob, electric ovens and a 'multi-cooker' which allows boiling, steaming or bain-marie cooking. To the far side of the kitchen there is further worktop with plenty of storage space, dishwasher and a Belfast sink. There is also a snug area just off the kitchen and a door from there leads into the utility room.

From the kitchen breakfast room, there is access into the orangery. This bright, spacious room with two sets of doors to the terrace is the ideal place to enjoy a morning coffee, it links the house to the garden perfectly. As well as windows on three sides, there is also a roof lantern which can be opened/closed electronically.

From the back of the kitchen a door access what has been the children's play room / tv room. It's a great space with plenty of storage for toys and games etc. This room has the matching engineered oak with underfloor heating as the other rooms mentioned. If there is no requirement for a children's play room, this would make a wonderful study.

A door from the kitchen and Play Room/Study leads to the rear hall, where there is a secondary staircase to the first and second floor, as well as staircase to the cellar rooms. A door at the back of the hall leads to the rear hall / boot room, where there is a tiled floor, lots of space for coats and boots, a cloakroom, and a store. A door from the rear hall leads to the outside.

The cellar provides excellent space too, this is not the average cellar! Plastered walls, engineered oak flooring, a temperature wine storage room, and three further, large rooms. These rooms could be used for a number of things, such as a gym, indoor cycling studio, games room or home cinema etc.

### First Floor

The main bedroom has been beautifully thought out and designed. The large bay window to the front has a built in window seat, perfect to relax and enjoy the view. There is also a seating area and two large windows, so there is a wonderful view to enjoy whilst in bed. Leading from the bedroom is the dressing room, with quality built in wardrobes and cupboards as well as a central unit with storage. A door from here opens into the luxury en-suite which includes, tiled floor with underfloor heating, two basins, free standing bath with mixer tap, and a full width walk in shower.

Bedroom two is to the side of the property and has a bay window with delightful moorland views. With painted floorboards and a door into a shared bathroom, which has bath, separate shower enclosure, wc and basin.

From the main landing there is a door which opens to the second landing. From here there is access to three further large double bedrooms, two of which have views over the grounds and painted floorboards, the other having views to the back and a carpeted floor.

From this landing there is also access to a steam room with shower, a bathroom and a separate WC. The secondary staircase is also accessed from this landing. On

the second floor, there is a good sized bathroom three further double bedrooms as well as door access into the rest of the loft space.

### The Cottage

On the opposite side of the driveway is the cottage. This was originally two units that were only used as storage by the previous owner. When the current owners took ownership, the two units were combined and extended to create a good size home.

Inside there is a long room which is currently used as a dining, study space with a living room at one end which has a woodburner. There is also a cloak room.

There is a wide half flight staircase which leads up to the kitchen breakfast room. This is a really nice space with vaulted ceiling, oak beams and Velux windows. There are two sets of French doors out onto a private patio which enjoys wonderful moorland views. From the kitchen another half flight staircase gives access to the ensuite bedroom, complete with built in wardrobes.

The property has engineered oak and underfloor heating throughout. It makes wonderful accommodation for a relative, dependant or housekeeper etc.

### Step Outside

Wolleigh house sits in a plot totalling 43.83 acres the land slopes away from the property and is arranged into several areas including garden, orchard, lake, pastureland and forest. From the main rooms of the house, you look over the main garden, with a circular rose bed a particular feature. There is a level lawn area to the side of the house where there is a timber-built child's climbing frame complete with swing and slide. The terrace stretches the width of the property and has lots of space for furniture etc. The land has been kept so that it can be enjoyed without disturbing the wildlife and habitats that are here.

The owner has kept a series of pathways cut through the fields so that from the house you can easily walk through the land. One path leads down to the lake (which the current owner enlarged and added a pathway around the outside.) where there's what was once an old cow shed, and which is now used purely for occasional storage. On from the lake the path takes you along the boundary and into the forest.

There is a path which leads across an old railway bridge (not the owner's responsibility) and into a section of the National Trust 'Parke' this section is around 12.5m wide with a gate either side and leads down to the river. From there you can access all of 'Parke'- It's a really lovely extra to have.

### Outbuildings

As you can imagine, there is plenty of parking at Wolleigh House. The resin bound driveway sweeps around from the electric gates, past the house and the cottage into the courtyard. From here there is access to the garages. There is a treble garage, two double garages and a single garage.

The water filtration, pump and storage is also located here as are the two oil fired central heating boilers.

There is also a greenhouse, potting shed and barn for the machinery such as tractor, digger etc.

### Location

Wolleigh house occupies a superb position on the edge of Dartmoor national Park (just outside the boundary) and within a short drive you can reach several tors and hundreds of acres of open moorland. The property lies approximately 1.5 miles from the bustling town of Bovey Tracey (known as the gateway to the moor). The town offers a wide range of shops and amenities including a health centre, several restaurants and public houses, primary school, post office, banks etc to meet

everyday needs. The market town of Newton Abbot is just a few miles further where there is more comprehensive shopping. The city of Exeter is approximately 16 miles with an international airport. The A38 Devon expressway is approximately 3.5 miles and provides a fast dual carriageway link to the M5 and Exeter and to Plymouth and Cornwall. A mainline railway station to London Paddington is nearby in Newton Abbot with a fast train to London approximately 2.5 hours. The coastal resorts of Teignmouth and Shaldon are approximately 20 minutes with Torquay and its international marina approximately 30 minutes away.

**Useful Information**

Tenure: Freehold

Title Number: DN84981

Local Authority: Teignbridge District Council

Council Tax Band: Wollleigh House: H (£4331.90 for 2022/23)

Annexe, Wollleigh House: B (£1684.63 for 2022/23)

EPC Rating: Wollleigh House: E

Annexe, Wollleigh House: F

Broadband: 'Fibre To The Property' – Up to 900 MBPS via BT.

Mains Services: Electricity

Private Services: Water, drainage, oil

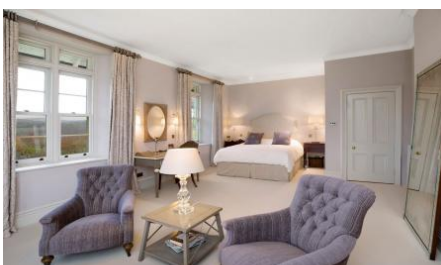
Heating: Oil fired central heating via underfloor heating and radiators. Wood burners and open fires.

\*Sellers Insight - These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Energy Efficiency Current: 53.0

Energy Efficiency Potential: 72.0

## PROPERTY PHOTOS





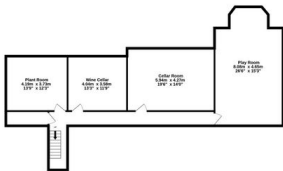
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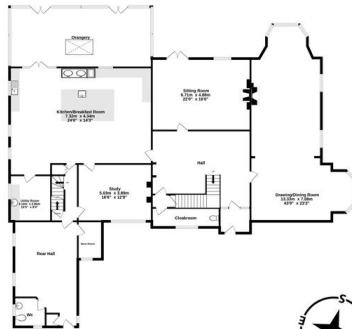
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## FLOORPLANS

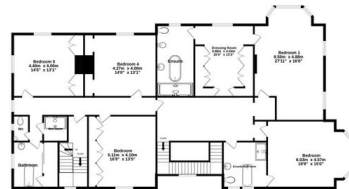
Lower Ground Floor  
238.8 sq.m. (2539 sq.ft.) approx.



Ground Floor  
228.4 sq.m. (2477 sq.ft.) approx.



1st Floor  
225.5 sq.m. (2432 sq.ft.) approx.



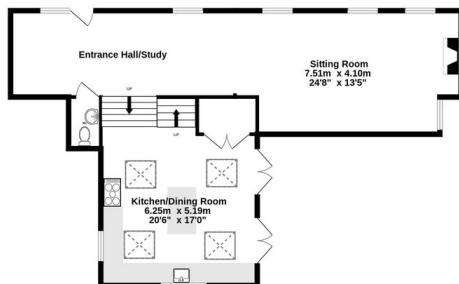
2nd Floor  
85.5 sq.m. (919 sq.ft.) approx.



**TOTAL FLOOR AREA : 741.9 sq.m. (7986 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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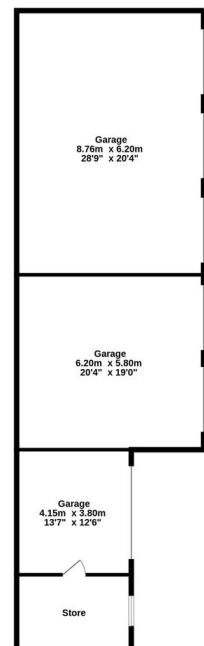
Cottage Ground Floor  
84.0 sq.m. (904 sq.ft.) approx.



Cottage 1st Floor  
22.2 sq.m. (239 sq.ft.) approx.



Garage  
115.5 sq.m. (1243 sq.ft.) approx.



**TOTAL FLOOR AREA : 221.8 sq.m. (2387 sq.ft.) approx.**

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