

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) 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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Directions

From Braunton square proceed on the A361 signposted to Ilfracombe. Continue on this road through Knowle village and carry on through. Keep in the road and continue on. The Dogs Trust will be found on the left hand side. After a short distance the drive to Stoneborough House will be on the right hand side, just after the turning to Barton Rock and High View Farm. Stoneborough House cannot be seen from the road.

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Period Family Home Set In 3 Acres Of Woodland

Asking Price

Stoneborough House, West Down, North Devon, EX34 8NU

£725,000

- Spacious Victorian Residence
- Nearly 3 Acres of Woodland
- Excellent Family Accommodation
- LPG Heating, UPVc Double Glazing
- Superb Setting & Potential
- Ample Parking & Gardens
- 3/4 Bedrooms, 3 Bathrooms
- Septic Tank in 2024 & More
- Viewing Is Essential



Stoneborough House is a distinctive detached Victorian residence set in nearly 3 acres of gardens and natural woodland. Approached via a lovely wood lined driveway with dual entrances, the property offers plenty of parking, a carport, and a selection of old outbuildings with scope for conversion (subject to planning consent). Surrounded by mature trees, Stoneborough House enjoys exceptional privacy and seclusion, together with delightful views over mature woodland. The house is only a short drive from Braunton and North Devon's renowned sandy beaches, including Woolacombe, Croyde and Saunton.

Built in 1905 with stone and Marland brick elevations and some cedral cladding all beneath a slate roof, Stoneborough House combines period character with modern comforts as, in recent times, the present owner has remodelled and updated the house. The septic tank was replaced in 2024, electrical works have been carried and also to the water main. Exterior works have also been undertaken, so the next owner can really just concentrate in maintaining the woodland. Wildlife is abundant and there is a deer hide in the grounds enabling you to watch the wildlife and deer which come into the grounds and woodland.

The accommodation is generous, versatile and well presented with LPG central heating and UPVc double glazing. There is potential to extend into the loft space (subject to planning consent). A covered entrance leads into the entrance hall with original attractive tiled flooring and stairs to the first floor. The study/bedroom 4 enjoys a deep bay window and a log burner set on a slate hearth. The sitting room also features a deep bay window which allows the light to flood into the room, there is also a stone fireplace with log burner providing a pleasing focal point. The adjoining dining area opens to the newly fitted kitchen/breakfast room which has a large island and generous quartz work surfaces. A beautiful oak and waxed floor stretches the length of these rooms and is a particular feature of the house. A butler sink is included and an easy to use electric Esse range. The good size rear lobby overlooks the rear courtyard and there is a useful shower room, ideal to de sand when from returning from the beach or woodland walks. The utility room has space for appliances and the combi boiler.

To the first floor the landing has a door to the balcony which enjoys splendid views to the woodland. There are 3 very good size bedrooms and a family bathroom. The 1st bedroom has a dressing room and en suite shower room. To summarise this is a most spacious and attractive period family residence that stands within a substantial plot, the property offers further scope and potential and simply must be viewed to be fully appreciated.

Services

Mains Water & Electric.
Septic Tank 2024 LPG
Gas

Council Tax

Band D

EPC Rating

Band E

Tenure

Freehold

Viewings

Strictly by appointment
through
Phillips, Smith & Dunn
Braunton branch on
01271 814114



Externally, the sweeping driveway links the North and South entrances and leads to ample parking along with an attached carport. There is a variety of old outbuildings – including a piggery, woodshed and former garage – all of which offer excellent potential for conversion subject to the necessary planning permissions and consent. The extensive gardens feature mature, lawns and established planting, together with a greenhouse, vegetable plot area and a disused stone quarry with adjoining woodland. Within the front garden is a superb cedar tree with sweeping lawned gardens surrounded by mature rhododendrons which provide excellent screening and sound proofing from the road.

Situated close to the sought-after village of West Down, the property is ideally placed for both tranquillity and convenience. West Down itself offers a community shop, a popular pub/restaurant, a parish church and a highly regarded primary school. The beaches of Woolacombe, Croyde, Saunton and Putsborough are within easy reach, while the vibrant village of Braunton. Saunton also offers the renowned golf club with its 2 championship courses. The coastal town of Ilfracombe lies around 15 minutes away whilst Braunton village is close by.

Barnstaple, north Devon's regional centre, provides extensive shopping, leisure and business facilities. There is good covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. Here there is a wide choice of super stores and a new leisure centre,Tarka Tennis whist in town is a cinema and The Queens Theatre.

The North Devon Link Road connects to the M5 (Junction 27) in around 45 minutes, where Tiverton Parkway offers fast rail services to London Paddington in just over two hours. Exmoor National Park is also less than half an hour away.



Room list:

Storm Porch & Entrance Hall

Living Room

4.22 x 3.61 plus bay (13'10" x 11'10" plus bay)

Study/ Bedroom 4

3.73 x 3.23 plus bay (12'2" x 10'7" plus bay)

Kitchen

5.87 x 3.43 (19'3" x 11'3")

Dining Area

4.25 x 3.52 (13'11" x 11'6")

Rear Lobby

4 x 1.53 (13'1" x 5'0")

Shower Room

1.98 x 1.16 (6'5" x 3'9")

Utility Room

2.92 x 1.55 (9'6" x 5'1")

First Floor Landing & Balcony

Bedroom 1

4.24x 3.68 plus bay (13'10"x 12'0" plus bay)

Dressing Room

2.36 x 2.16 (7'8" x 7'1")

En Suite Shower

3.15 x 0.90 (10'4" x 2'11")

Bedroom 2

3.68 x 3.61 plus bay (12'0" x 11'10" plus bay)

Bedroom 3

3.50 x 3.40 (11'5" x 11'1")

Family Bathroom

3.21 x 2.10 max (10'6" x 6'10" max)