



7 Bed House - Detached

The Old Manor Manor Road, Landkey, Barnstaple, EX32 0JL

Offers In Excess Of

£1,000,000

- A Grade II* listed hall house of real historic distinction, believed to be the oldest surviving of its kind in the district
- Detached two-bedroom stone cottage currently generating holiday let income, with scope for family use or home working
- Generous, flexible accommodation of around 3,500 sq ft, well suited to multi-generational living, with annexe potential in the eastern wing
- Sweeping gravel drive, triple garage and ample parking, first impressions that match the property's character
- Mature gardens with working orchard, stream-fed pond, vegetable plot and greenhouse, beautiful and genuinely productive
- Exceptional period detail throughout: inglenook fireplaces, exposed beams, barrel-vaulted ceiling and original window seats with shutters
- South-facing outlook across open countryside to Cadden Hill, a view that changes with the seasons but never disappoints
- Edge-of-village setting with a footpath to The Castle Inn, a local pub with a well-earned 4.8 TripAdvisor rating
- Well connected for North Devon living with Barnstaple three miles away, Exmoor and the Atlantic surf beaches all within easy reach

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Directions

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Room list:

Overview

Few properties can claim quite this kind of history. The Old Manor is thought to be the oldest surviving hall house in the district — a Grade II* listed building dating to the late 15th century — yet step inside and it feels entirely liveable. Its present owners have done the hard work: sensitive restoration that honours original features while making the house genuinely comfortable for modern family life.

The setting is quietly spectacular. A long gravel drive leads you in, with orchards, flower-edged lawns and views south to Codden Hill unfolding around you. It's private and peaceful, but not remote — Barnstaple is three miles away, and the North Devon coast is within easy reach.

Inside, the house has real character: inglenook fireplaces, ancient beams, a rare barrel-vaulted ceiling, and window seats with original shutters. The kitchen has been fitted to a high standard with solid oak worktops and a dual-fuel range. Bathrooms have been refitted throughout. At just over 3,000 sq ft, there's generous space, and the layout offers real flexibility — the eastern wing could work as a self-contained annexe, making multi-generational living or guest accommodation very straightforward (subject to the necessary listed building consents).

The detached stone cottage in the grounds adds another dimension entirely. Currently operating as a successful holiday let with small business rate relief, it could just as easily serve as accommodation for family, a home office, or a creative workspace. In principle, the property could house three separate households — or simply one large, very fortunate family.

The village itself is a genuine community — a well-regarded primary school, and The Castle Inn, a local pub with a well-earned reputation for hospitality. Saunton, Woolacombe and Croyde beaches are to the west; Exmoor is to the east. The A361 connects you to the M5 and Tiverton Parkway for fast trains to London Paddington.

The Old Manor is a rare find: a historic home that has been cared for properly, with the space, setting and flexibility to work for many different buyers.

Outside

Outside, the gardens are well-established and thoughtfully laid out: a stream-fed pond, productive orchard, vegetable garden with soft fruit cages, greenhouse, south-facing patio, and wide lawns under mature trees. There's also a triple garage, workshop, utility room, and a characterful thatched outbuilding.

The detached stone-built holiday cottage is an established income generator and, with its current rateable value, may qualify for Small Business Rate Relief (meaning no business rates payable). Buyers should make their own enquiries with the Valuation Office Agency or local authority to confirm eligibility.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

