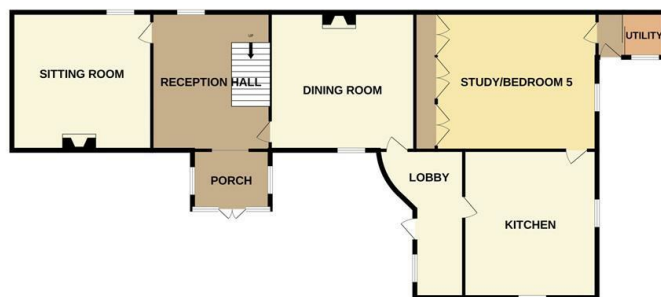


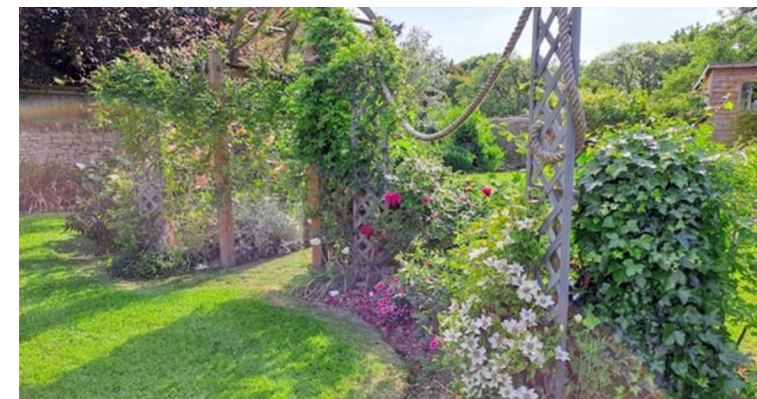
GROUND FLOOR
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR
1430 sq.ft. (132.8 sq.m.) approx.



TOTAL FLOOR AREA : 3076 sq.ft. (285.8 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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EXQUISITE COASTAL RESIDENCE

The Coach House Abbotsham Court, Abbotsham, Bideford,
EX20 5RH

Guide Price

£650,000

- An Attached Period Residence
- Grade II Listed
- Possibly Circa 15th Century
- LPG Central Heating
- Grounds in excess of 2 Acres
- Possible Annexe
- Magnificent Coastal Position
- An Ideal Family Residence
- Internal Inspection a Must!!

Directions

Looking to sell? Let us
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or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

Here is a rare opportunity to obtain a unique 15th Century Grade II listed former coach house, set within delightful gardens and grounds which extend in excess of 2 acres. Offering over 3600 square feet of accommodation on two storeys, there is a wealth of charm and character throughout.

The Coach House is one of four properties within Abbotsham Court, now being the north wing of this historic house, which we are advised was originally named Shebbeare Town, with parts of the Court dating back to the 15th Century and Tudor times. It was the ancestral home of John Shebbeare (1709 - 1788) who was a political satirist.

Briefly the spacious and adaptable centrally heated accommodation provides an entrance porch and a reception hall, a dual aspect sitting room with a feature fireplace, a magnificent beamed dining room with clome oven and open fire. A large lobby with space for double freezers and further storage leads into the kitchen which is large and dual aspect with high ceilings to allow for the then coach, with an Everhot stove. Off the kitchen is a large office (22' x 17') perfect for working from home or an ideal ground floor bedroom or a family room. A further welly loo.

To the first floor are 3 double bedrooms (2 of which are en-suite), along with a family bathroom. Integral to the property, approached by an external staircase, or internally via the first floor landing, is the annex within what was a chapel - and named accordingly - and constructed by Col. Digby-Best circa 1840. 'The Chapel' is rated band A for council tax purposes, and comprises of a sitting room, kitchen and a bedroom with an en-suite facility, and is currently let on a short term basis, deriving an income of £520 pcm.

Abbotsham is a highly sought after North Devon village, offering local amenities of a highly rated primary school, the popular pub and excellent restaurant 'The Thatched Inn', St Helen's church and also a Chapel. Nearby is the working port and market town of Bideford, located on the bank of the River Torridge, which houses a wide range of facilities, including schooling for all ages. Approximately 20 minutes driving distance is Barnstaple, North Devon's Regional Centre, located on the rivers Taw and Yeo, and which is the area's main shopping, business and commercial venues.

Services

Mains Water and Electricity.
Private drainage.

Council Tax band

Main House D. Annexe A

EPC Rating

EPC exempt

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips Smith & Dunn Bideford
Branch 01237 879797



Outside

The approach to the property is over a long sweeping tarmacadam private driveway, which to the first part is initially shared with 3 other properties, but swings to the right and onto the front courtyard, which has an extensive gravelled parking area. Beyond this is a terrace and rockery, which leads through to the extensive grounds comprising of a delightful lawned garden, with well stocked borders, and mature plants and trees, along with a detached workshop. Continuing on is a walled orchard, with a variety of trees, and a tractor garage. From the orchard an access gate leads to a further part of the property from where the most spectacular coastal views are enjoyed from a strategically position seat across Barnstaple and Bideford Bay to Lundy Island, and across the Bristol Channel. - in a south westerly direction to Clovelly and Hartland, and to the north, Baggy Point with the Welsh coast in the distance. In total the grounds extend in excess of 2 acres.

Room list:

- Entrance Porch**
2.74m x 2.21m (9' x 7'3")
- Reception Hall**
4.98m x 4.27m (16'4" x 14')
- Sitting Room**
5.11m x 5.00m (16'9" x 16'5")
- Dining Room**
5.28m x 5.18m (17'4" x 17')
- Kitchen**
5.36m x 4.88m (17'7" x 16')
- Bedroom 5/Office**
6.63m maximum x 5.18m (21'9 maximum x 17')
- Utility**
- Rear Porch**
- Master Bedroom**
5.36m maximum x 5.18m maximum (17'7" maximum x 17' maximum)
- En-Suite**
- Bedroom 2**
4.22m x 3.89m (13'10" x 12'9")
- En-Suite**
- Bedroom 3**
3.89m x 3.15m (12'9" x 10'4")
- Family Bathroom**
- Potential Annexe of Living Room, Kitchen, Bedroom**

