



The Old Vicarage, St Giles on the Heath, Devon





An impressive family home offering **gorgeous mature gardens**, useful outbuildings and 7 acres, situated amidst beautiful unspoilt Devon countryside.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Drawing room | Dining room | Study | Kitchen/breakfast room | Pantry | Boot room | Utility room
Cloakroom

First Floor: Principal bedroom with en suite dressing room, bath and shower room | Four further bedrooms, two with Jack and Jill en suite bathroom
Family bathroom with separate WC

Gardens and grounds: Gardens and grounds: Private driveway | Ample parking | Mature gardens | Three large paddocks | Pond
Various outbuildings including stabling, workshops and a coach house, within an enclosed yard

In all about 6.81 acres

Distances

St Giles on the Heath 1 mile, Launceston 5 miles, Okehampton 19.1 miles
Plymouth 31.1 miles (London Paddington 3 hours 15 minutes), Newquay Airport 44 miles
(All distances and times are approximate)



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Location

The Old Vicarage is situated approximately 5 miles north of Launceston and 1 mile west of the popular village of St Giles on the Heath. St Giles on the Heath is a thriving and popular village with a village store, public house, school, good community spirit and various amenities. It is close to Launceston which offers more extensive range of shopping, leisure and health facilities. Close by is the A30, which provides a mainly dual-carriageway link between the Cathedral cities of Exeter and Truro.

The property

The Old Vicarage is a charming and historic property nestled next to the beautifully rurally located church, peacefully secluded, yet close to the village of St Giles on the Heath. This exquisite property offers a unique blend of traditional elegance and modern comfort, providing a truly exceptional living experience. It is situated in a lovely, rural setting amidst a swathe of unspoilt Devon countryside.

The property dates back to 1865 and is surprisingly unlisted. It offers large, well proportioned rooms with tall ceilings and wide, tall sash windows that allow natural light to flood the interior. It has retained many of its original architectural fittings and while preserving its historical charm, The Old Vicarage has been thoughtfully updated to meet the demands of contemporary living. The property benefits from a modern, fully-equipped kitchen, fitted with a comprehensive range of appliances, granite worktops, rayburn and ample storage space.

The ground floor has three reception rooms including a dining room, drawing room, and sitting room. Of these, the drawing room has a full height, wide bay window that provides views across the garden and out over the surrounding, lush countryside. The sitting room boasts a beautiful wood burning stove and gorgeous bay windows with French doors to the gardens.

An elegant staircase leads to a large landing area from where the five bedrooms and bathroom are accessed, all of which are flexible and versatile. The principal bedroom boasts large period triple sash windows and offers sweeping view across the countryside and beyond. It also benefits from a dressing room and en suite which offer ample storage and built in wardrobes.



The Old Vicarage is a truly exceptional property that seamlessly combines historical grandeur with contemporary comforts. With its stunning period features, expansive grounds, and versatile outbuildings, this residence offers a unique opportunity to own a rare piece of history.

Gardens

Situated just outside the village of St Giles on the Heath, this property enjoys a peaceful and idyllic setting. Surrounded by rolling countryside and picturesque views, you can relish in the tranquillity of rural living while still being within easy reach of local amenities and transport links.

Upon the entrance to The Old Vicarage you are greeted by a gravelled driveway to a parking area beside the house which has ample space for several cars.

The gardens and grounds at The Old Vicarage are magical. Sitting in approximately 7 acres, this includes a well established, laid to lawn garden and three large paddocks. The garden includes well-maintained lawns and border flowerbeds stocked with various colourful flowers and shrubs and an impressive stone pillared gateway which allows access to the back courtyard and several outbuildings.

The gorgeous gardens sweep around to the south side of the house and is bordered by a beech hedge and stone wall and also a small pond. Outside, there is also access to the cellar.

In addition to the main residence, The Old Vicarage presents a range of versatile outbuildings including a workshop, stabling and a characterful coach house. These offer endless possibilities and potential. Whether you envision a home office, artist's studio, or a space for entertaining guests, these charming structures provide the flexibility to adapt to your unique needs. The property also comprises two shepherd huts which are available by separate negotiation.



Services

Mains electricity, water and private drainage. Oil fired central heating.

Directions (Postcode PL15 9SF)

From Exeter follow the A30 trunk road to Launceston coming off on the A388. Follow this road through Launceston following the signs to Holsworthy remaining on the A388. After approximately 5 miles you will arrive at St Giles on the Heath, follow the road through the village and upon leaving the village with the school on your left-hand side look for the left hand turn signposted to St Giles Church. Turn left here and approximately ½ mile The Old Vicarage can be found on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Torridge District Council

Council Tax: Band G

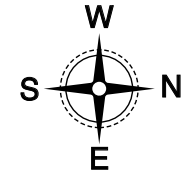
EPC Rating: E

Offers in excess of £1,395,000

Approximate Gross Internal Floor Area
344.5 sq m / 3708sq ft (excluding outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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