



Carlyon House, Barnstaple, Devon

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A gorgeous Victorian former vicarage in extensive, **private grounds** in a wonderful, accessible position.

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### Summary of accommodation

Entrance hall | Reception hall | Sitting room | Family room | Library | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

Suite of cellars incorporating party room, bar, boiler room and three storage rooms

Part-galleried landing | Principal bedroom with en suite bathroom and two walk-in wardrobes | Double bedroom with en suite dressing room/nursery Four further double bedrooms | Two family bath and shower rooms

Carriage garage incorporating home office (former stable), two first floor rooms and attached log store

Cobbled courtyard | Double garage | Garden store | Parking | Garden

In all about 1.44 acres

### Distances

A39 0.5 mile, Barnstaple town centre 1.5 miles, Barnstaple train station 2 miles (Exeter Central 1 hour 15 minutes and Paddington 3 hours 25 minutes), A361 3.2 miles, A377 4.5 miles, Saunton Sands 8.5 miles, Westward Ho! Beach 12 miles

Exeter city centre 43 miles, Exeter Airport 53 miles

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Florence Biss  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)

## Location

Carlyon House is situated off Northfield Lane, just 150 yards from the norther edge of Barnstaple, which is a river-port town at the River Taw's lowest crossing point before the Bristol Channel. The town is surrounded by beautiful Devon countryside and is only a short drive away from Exmoor and the beaches around the mouth of the River Taw.

As the main administrative centre and shopping area for North Devon, Barnstaple boasts a district hospital plus a wide selection of shops and local businesses able to meet most day to day needs. These include Tesco (hypermarket and superstore) along with Sainsbury's, Lidl and Asda supermarkets.

The town has good transport links with immediate access to the A39, A361 and A377 plus a station with regular services to Exeter Central (1 hour 15 minutes) and Paddington (3 hours 25 minutes). For flights Exeter Airport is a little over an hour away connecting to several UK and international destinations including a 1 hour service to London City Airport.

The stunning coastal beauty of Saunton Sands, Croyde Bay, Putsborough, and Woolacombe is truly captivating, with each beach offering its own unique charm. These pristine sandy shores are not only breathtaking but



also famous for some of the finest surfing conditions in the UK, making them a paradise for wave enthusiasts. Saunton, in particular, stands out with its expansive golden beach that stretches as far as the eye can see, perfect for both leisurely strolls and thrilling surf sessions.

Just a short distance away, there is a well known golf course, where two championship links courses at Saunton provide a challenging and picturesque setting for a perfect round. Whether you're drawn to the allure of the sea or the call of the greens, this area offers some of the most beautiful and exhilarating experiences in the UK.

There is a wide choice of schools both from the state and independent sectors.

## The property

Set well back from Northfield Lane and close to the northern edge of the town, Carlyon House is hidden from passers by in a quiet and private setting behind stone walling and a thick screen of trees. The house was reputedly built in 1837 at the expense of Rev William Craddock Hall, before being extensively remodelled about twenty years later in the neoclassical style, which today is considered one of the most elegant periods of British architecture.

The exterior is covered with painted render sheltering under a slate roof with deep eaves and it has a deep rectangular plan with an asymmetrical 3:2 bay front. It is Grade II listed and has retained many of its original architectural fittings including tall 12 and 15-pane sash windows, which complement the house's north-south axis ensuring that the interior is filled with natural light throughout the day.

The internal fittings are equally graceful and include cornicing, picture rails, several fireplaces, copious period joinery including working shutters, window seats in the bedrooms and a part-galleried landing overlooking a fine staircase illuminated by a full-height stairwell window. It has been the much-loved family home of the current owners for the past 30 years and during that time it has been carefully maintained and sympathetically updated.



The ground floor has four good-sized reception rooms arranged around a centrally positioned reception hall plus a gorgeous kitchen/breakfast room that occupies much of the ground floor in the asymmetric wing. The kitchen is fitted with units under quartz-style work surfaces, a range of built-in electrical appliances, including the hob, and is linked to both the family room and library creating a wonderful family-centric hub. Beneath the ground floor is a suite of five cellars, the biggest of which is now a party room.

Upstairs there are six large double bedrooms, one of which has an en suite nurse/occasional bedroom plus three bathrooms, one of which is en suite.

## Garden and Grounds

Carlyon House is approached via a long driveway that sweeps around to the front of the house, to an extensive, gravelled parking area where there is ample space for several vehicles.

On one side is a former coach house, which has two storeys and was built around the same time as the house. The coach house has been partially converted with the former stable serving as a home office. The carriage garage acts as a garage/machinery store and there are two storage rooms on the first floor. Beside it and fronting onto the parking area is a double garage.

The garden surrounds the house incorporating level lawns to the front and rear, all fringed by a screen of mature, native deciduous trees including a fine copper beech. This simple backdrop requires minimal maintenance, whilst providing the perfect showcase to amplify the beauty of the house. The north lawn is accessed from the parking area by a shallow, semi-circular flight of steps. The south lawn is overlooked by a full-width, paved terrace and there is a sheltered, cobbled courtyard off the kitchen. In all the garden and grounds extend to approximately 1.5 acres.

## Services

Mains water, electricity and gas. Gas-fired central heating.

## Directions (Postcode: EX31 IQD)

**What3Words:** vine.lions.spare

Approaching Barnstaple from the east on the A361, at the Portmore Roundabout take the second exit onto Eastern Avenue/A39, signed to Barnstaple. Follow the A39 for across three roundabouts to the Pilton Causeway/A39, signed to Combe Martin. Continue to the next roundabout adjacent to North Devon District Hospital. Take the first exit onto Westaway Plain and then turn right after 300 yards onto Northfield Lane. The driveway entrance to the property (white-painted gate piers) will be found on the right after 500 yards.

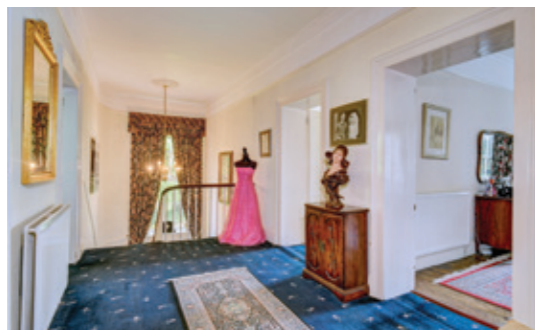
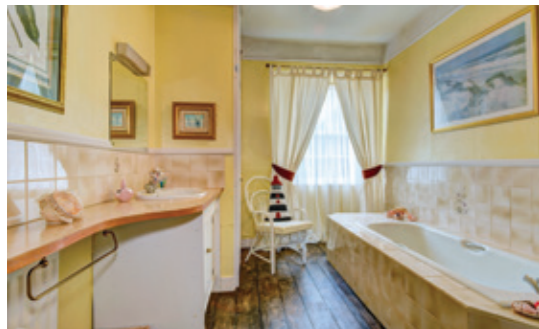
## Property information

**Tenure:** Freehold

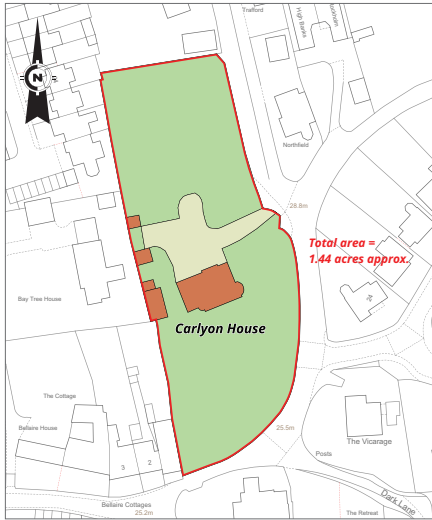
**Local Authority:** North Devon District Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

**Council Tax:** Band G

**EPC Rating:** F

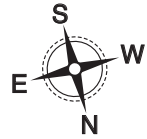
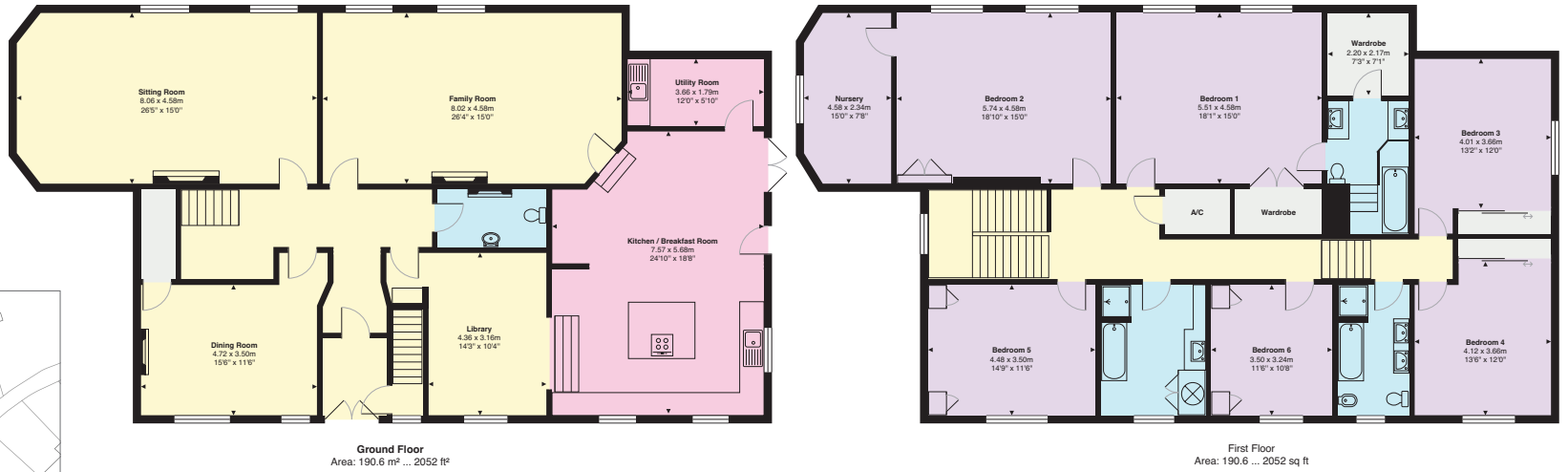


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Total area = 1.44 acres approx.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



## Approximate Gross Internal Floor Area 554.2 sq m / 5965 sq ft

### Main House and Coach House only

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.



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 August 2024. Photographs and videos dated July 2024.

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