



The Water Tower, Clovelly, Devon

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A one-of-a-kind water tower conversion, reminiscent of “Grand Designs,” offering **brehtaking 360-degree views** of both the countryside and coastline

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### Summary of accommodation

Reception hall | Bedroom 4 | Ensuite/Groundfloor Bathroom | Snug/Bed 5 | Office  
Plant Room

Principal bedroom with dressing room and ensuite | Bedroom 2 | Bedroom 3 | Main  
Bathroom, Utility Room

Parking | Garden | Double garage | Terraced area with outdoor seating

### Distances

Clovelly - 2 miles, Hartland - 4 miles, Bideford - 9 miles, Bude - 16 miles,  
Barnstaple - 18 miles, M5/Tiverton Parkway - 52 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

This exceptional detached property is nestled in a prime elevated position, offering breathtaking 360-degree views of the surrounding countryside. Just two miles from the property is the charming historic fishing village of Clovelly and Hartland is only a 4 mile drive and offers a good range of local amenities including shops, Post Office, medical centre, primary school, pubs and a restaurant. The area is also famed for its breath-taking clifftop walks, safe bathing beaches and popular beauty spots, including Clovelly, Welcome Mouth, Hartland Quay, Stanbury Mouth and Bucks Mills.

Nearby villages include Bucks Mills, Welcombe, and Woolsery. Woolsery, in particular, is home to the renowned Farmers Arms pub and restaurant, along with a boutique village shop, Post Office, and a fish and chip takeaway, all part of "The Collective," a recently refurbished hub of local amenities.

The property is approximately 9 miles from the port and market town of Bideford, and about 18 miles from Barnstaple, the regional center. Barnstaple offers a wide array of amenities and recreational activities and provides access to the North Devon A361 link road, which connects to the M5 motorway. The property also enjoys easy access to Cornwall, with the nearest point of its coastline just 6.5 miles away, and the town of Bude around 16 miles distant.

Two big local attractions for walkers are the South West Coast Path, which passes nearby, and the Brownsham National Trust land, just 2 miles from the property. Brownsham offers woodland and coastal walks within the protected area and is very popular.

Transportation links are excellent, with the area accessible from Junction 27 of the M5 Motorway via the A361 North Devon Link Road, which continues onto the A39 Atlantic Highway. The nearest train station is in Barnstaple, offering connections to Exeter, where mainline services to London Paddington take just over two hours. Alternatively, Tiverton Parkway Mainline Railway Station is about a 90-minute drive and also offers direct routes to London and beyond.



## The Water Tower

This gorgeous, detached property offers more than 4,000 square feet of exquisite living space, combining modern elegance with fascinating original features.

Perched in an elevated position, the property commands breathtaking 360-degree views that stretch across the countryside, reaching as far as the North Devon coast, Cornwall, and Dartmoor.

Originally built as a water tower in the 1940s, the building has been meticulously transformed over the past four years to the highest standards. While preserving the character and unique features of the original structure, the conversion seamlessly integrates modern amenities, including underfloor heating, and top-of-the-line kitchen and bathroom fixtures. This exceptional restoration has been highlighted in national media, including features in "Grand Designs Magazine," "Good Homes Magazine," and an episode of "Derelict Rescue" that documented the renovation process.



Spanning three floors, nearly every room in this home provides captivating views of the countryside and beyond. The crowning feature of the property is the top floor, an extraordinary open-plan living area that includes a sitting room, dining space, and kitchen beneath the original domed ceiling. The kitchen is by Wren, and has been featured in numerous publications including on their own website, and comprises an excellent range of integrated AEG appliances. An array of windows floods the top floor space with natural light, while two bi-fold doors and French doors with Juliet balconies create a seamless connection between indoors and out. The original access shaft with steel ladder remains in situ, providing a fabulous centre point for the bespoke dining table with seating for at least 10 people. This floor is the perfect spot to enjoy warm summer days and breathtaking sunsets.

The home includes four to five generously-sized bedrooms, complemented by three luxurious bath and shower rooms, all of which boast an abundance of character and natural light. The principal bedroom is particularly special, offering a Juliet balcony, large walk in wardrobe, ensuite bathroom and large dressing room.

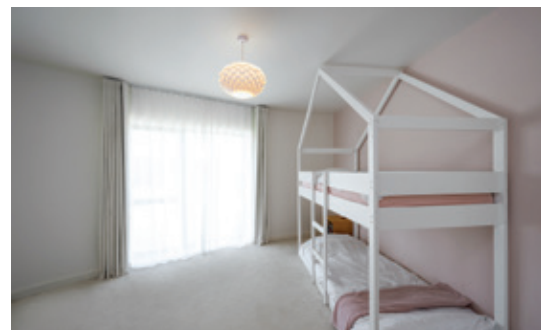
The craftsmanship of this conversion is evident throughout, with no expense spared. The property boasts a stunning Wren kitchen, frequently featured in various publications, along with bespoke, high-quality bathroom suites.

## Outside

Outside, the property is just as impressive, with gardens that wrap around the tower, offering privacy and spectacular countryside views. A porcelain-tiled terrace with outdoor seating, crafted from the original front doors of the water tower, provides the perfect space for outdoor entertaining.

Accessed via an electric gated entrance, the property features a gravel driveway with ample parking and turning space, leading to a detached double garage.

Whether you're looking for a permanent residence, a second home, or an investment as a holiday let, this fully furnished home is available with no ongoing chain.



## Services

Mains electricity and water. Two Air Source Heat Pumps providing central heating which is underfloor throughout. The property is double glazed. Private drainage (treatment plant).

## Property information

Tenure: Freehold

Local Authority: Torrridge District Council - 01237 428700

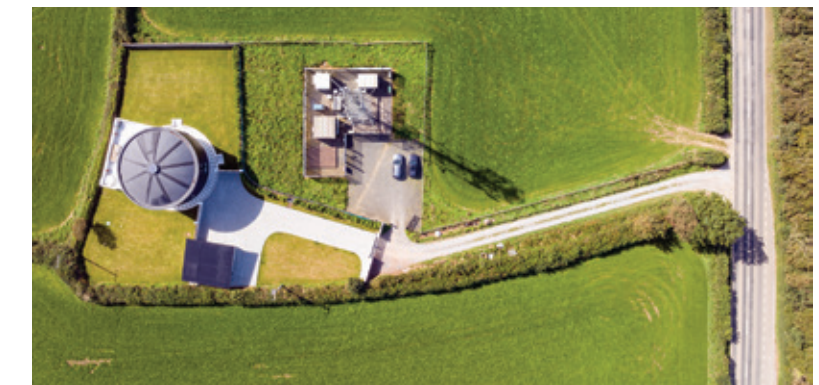
Council Tax: Band G

EPC Rating: D

## Directions

what3words: ///seasons.graph.tutorial

From Barnstaple, proceed towards Bude on the A39 passing Bideford and the villages of Ford and Fairy Cross, Horns Cross and Bucks Cross. After leaving the village of Bucks Cross, proceed for around 1.1 mile, passing the Milky Way on your left hand side, where the entrance will be found on the left hand side, opposite a layby. Alternatively, if you are approaching the property from the Bude direction, proceed towards Barnstaple, passing the turning for Hartland, until reaching the roundabout at Clovelly Cross. Continue straight across, and after a short distance, opposite the layby on your left hand side, the entrance to the property will be found on the right hand side.



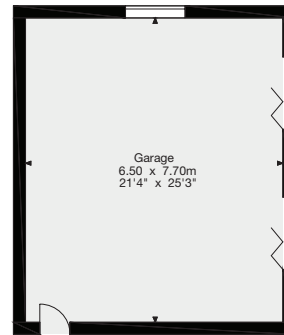
**Approximate Gross Internal Floor Area**

**Main House: 4264 sq ft / 396 sq m**

**Garage: 539 sq ft / 50 sq m**

**Total: 4803 sq ft / 446 sq m**

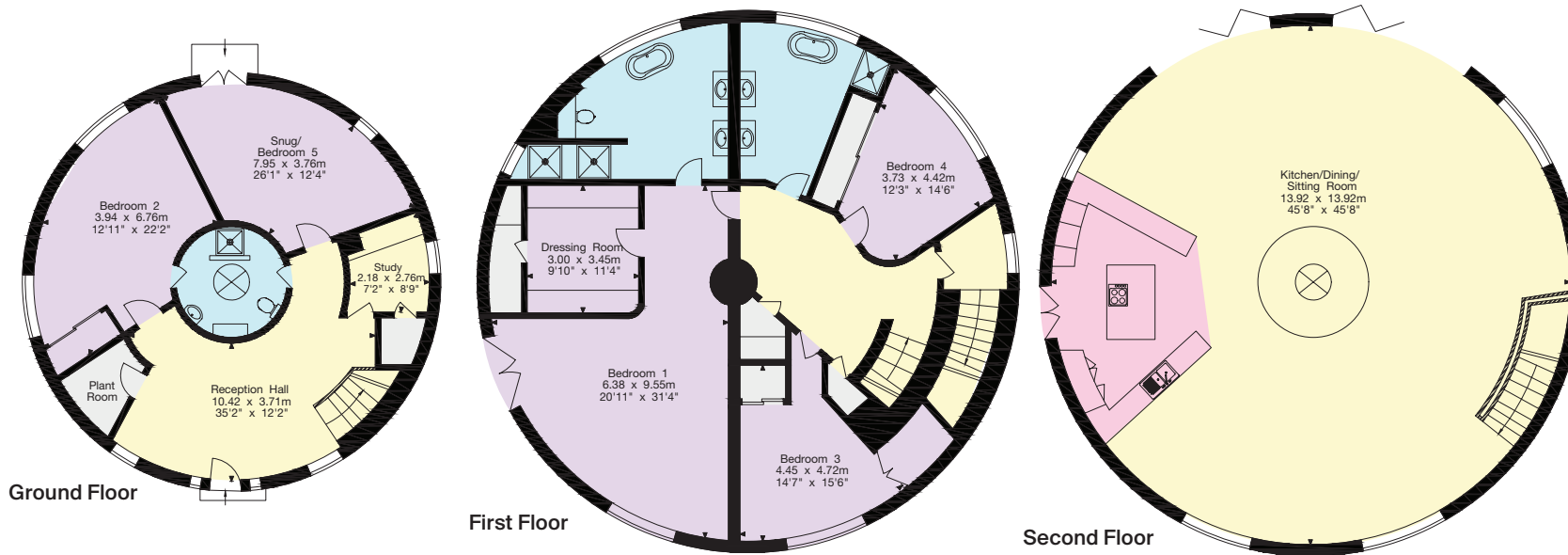
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Garage**



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



**Ground Floor**

**First Floor**

**Second Floor**



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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