



**Whitechapel Manor**  
**South Molton, Devon**  
**EX36**



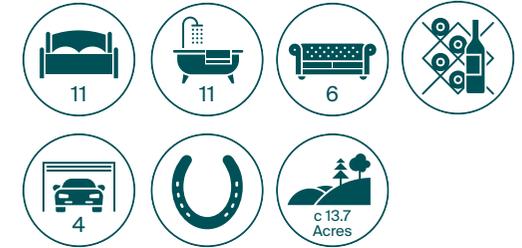


**A beautifully presented Elizabethan manor house set in delightful grounds in a peaceful setting.**





### Manor House



## Situation & Amenities

Whitechapel Manor is situated in a beautiful, tranquil setting amidst unspoilt, rolling countryside on the southern edge of the Exmoor National Park. Set in gently rolling hills, the house is just 3 miles north east of the market town of South Molton, which still flourishes as a market town with its square surrounded by a good variety of shops and businesses for everyday needs, including a post office, excellent butcher, baker and a bank. Further afield Dulverton (12 miles) in the centre of Exmoor and the thriving town of Tiverton both offer a more extensive range shops and recreational facilities. Just outside Tiverton, via the A361 Devon Link road, are Junction 27 on the M5 and Tiverton Parkway station, which has a regular service to Paddington (average journey time from 1 hour 55 minutes).





For air travel, Exeter Airport offers connections to both national and international destinations, including a regular service to London City Airport in just one hour.

*South Molton 3 miles, Dulverton 12 miles, North Devon Coast 14 miles, Tiverton 16 miles, Tiverton Parkway station (Paddington 1 hour and 55 minutes) 22.5 miles, Exeter City Centre 36 miles, Taunton 36.8 miles, Exeter Airport (London City 1 hour) 38 miles (Distances and times approximate)*

## Whitechapel Manor

Built on the site of an earlier 12th Century House, Whitechapel Manor is a fine example of an Elizabethan manor house and dates from the late 16th/early 17th Centuries, and is described by Historic England as “an outstanding house with a remarkably well-preserved interior”. The house is Grade I listed and is built of local stone with a Welsh slate roof and has two wings arranged off the main range, with a central porch. The internal layout is arranged so that five of the six reception rooms face south, as do the principal and two principal guest bedroom suites, thereby enabling natural light to flood in to the most important rooms. All these rooms also have fantastic views out across the formal walled and terraced gardens, with the domestic service rooms arranged along the house's north-facing side. The house was extensively refurbished around 1700, with further work being undertaken in the 19th Century and this is reflected in the fine panelling, joinery, fireplaces, and plaster moulded ceilings.

Today Whitechapel Manor is a welcoming family home, with a lovely feeling that lends itself to entertaining, with all six reception rooms inter-connected to create an ideal entertaining space. Over recent years the house has been extensively refurbished and renovated, with particular care being taken to preserve the overall character of the house. On the first floor the principal and two principal guest bedrooms both having their own dressing rooms and bathrooms, and there are eight further bedrooms, all with en-suite bathrooms.









## Astons Cottage & Outbuildings

Tucked away within the grounds is Astons, a charming cottage that provides either perfect secondary accommodation for house guests or would make be ideal home for live-in domestic staff. On the ground floor are a sitting room and dining room, which opens out to the kitchen and utility room, whilst on the first floor are the three bedrooms, one of which has an en-suite bathroom, with a shower room serving the other two. To assist in ensuring privacy for the main house it also has its own private garden.

Beside and to the rear of the house is an enclosed, cobbled stable yard, beside which are a period stone stable block of five loose boxes, further storerooms and two timber garage blocks comprising four single garages.



## Garden & Grounds

The gardens and grounds extend out on three sides of the house and are simply spectacular. They are comprised of a series of garden terraces, walled gardens and extensive lawns, and are laid out at varying levels separated by neatly clipped hedging and stone walling. Included within the garden are a croquet lawn, deep borders richly planted with herbaceous perennials, flowering shrubs and roses, as well as ornamental trees including mature copper beeches, ash, birch, walnut and lime. There is also an ancient mulberry tree as well as an attractive cascading leat flowing through the grounds. Beside the formal gardens is a productive kitchen garden and to the south of the house and gardens are two pasture paddocks and an area of woodland. In all the garden and grounds extend to about 13.7 acres (5.54 hectares).

## Services

Mains electricity. Private water & drainage. LPG gas-fired central heating. Oil central heating in the cottage.

## Tenure

Freehold

## Local Authority & Council Tax Band

North Devon Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)). Tax Band H.

## Directions (Postcode EX36 3EG)

From Junction 27 on the M5 motorway, take the A38 and then follow the A361 North Devon Link Road towards Barnstaple. At the first roundabout carry straight on towards Barnstaple. Shortly before reaching South Molton, at the next roundabout, turn right taking the third exit, signed to Whitechapel. After just under a mile turn right and continue along the private lane (Whitechapel Lane) for 0.75 of a mile until reaching Whitechapel. The manor will be found after a short distance on the left-hand side.



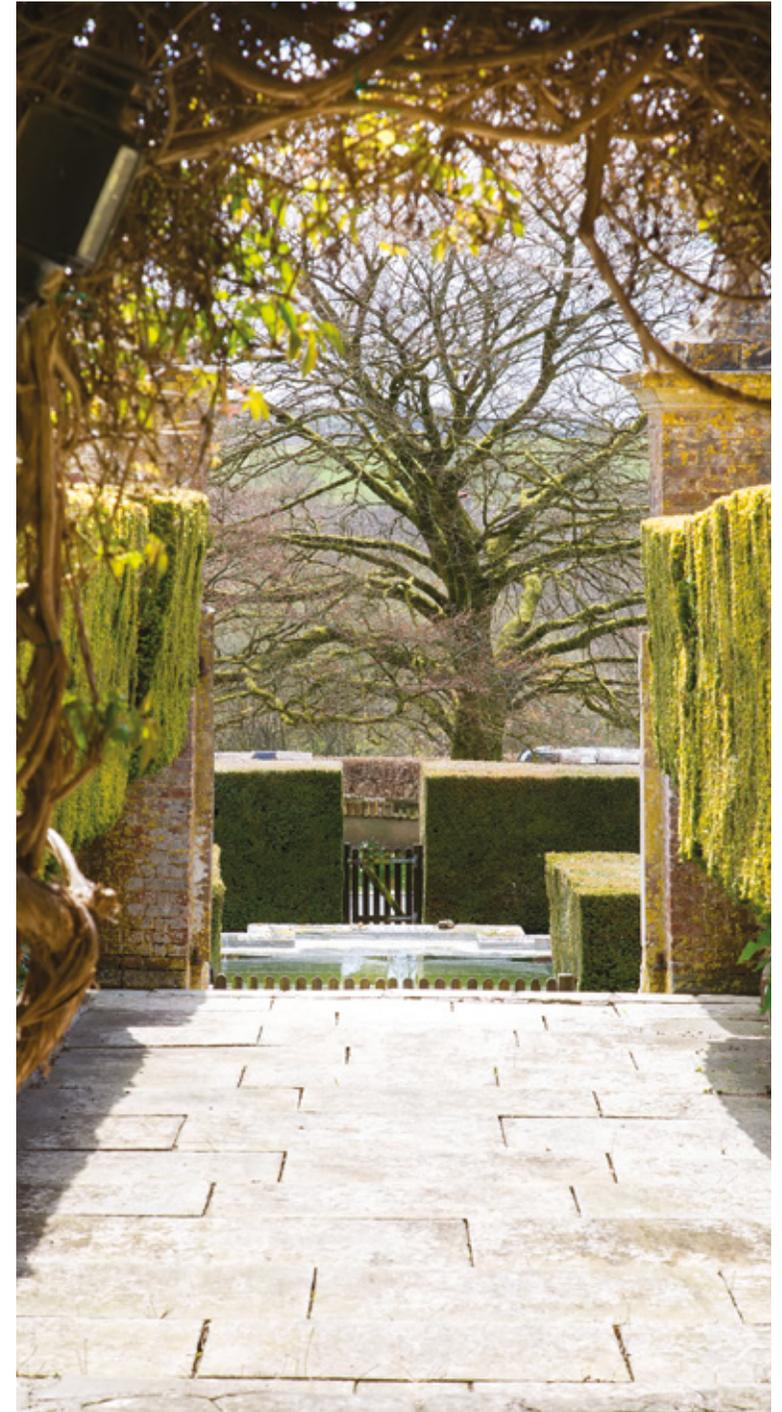
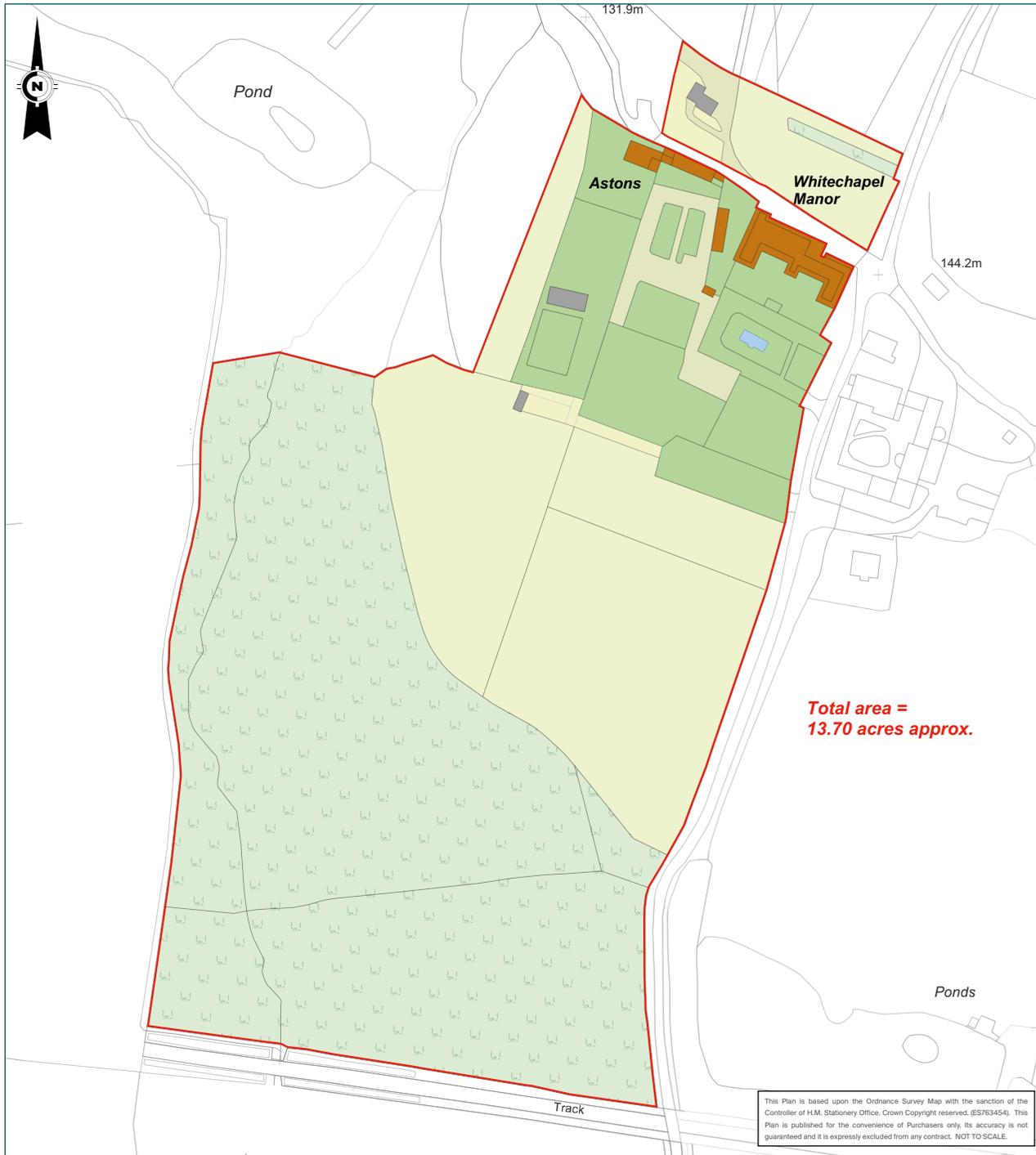
### Astons Guest Cottage



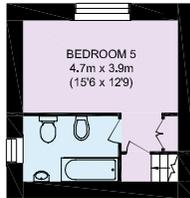
Astons Guest Cottage



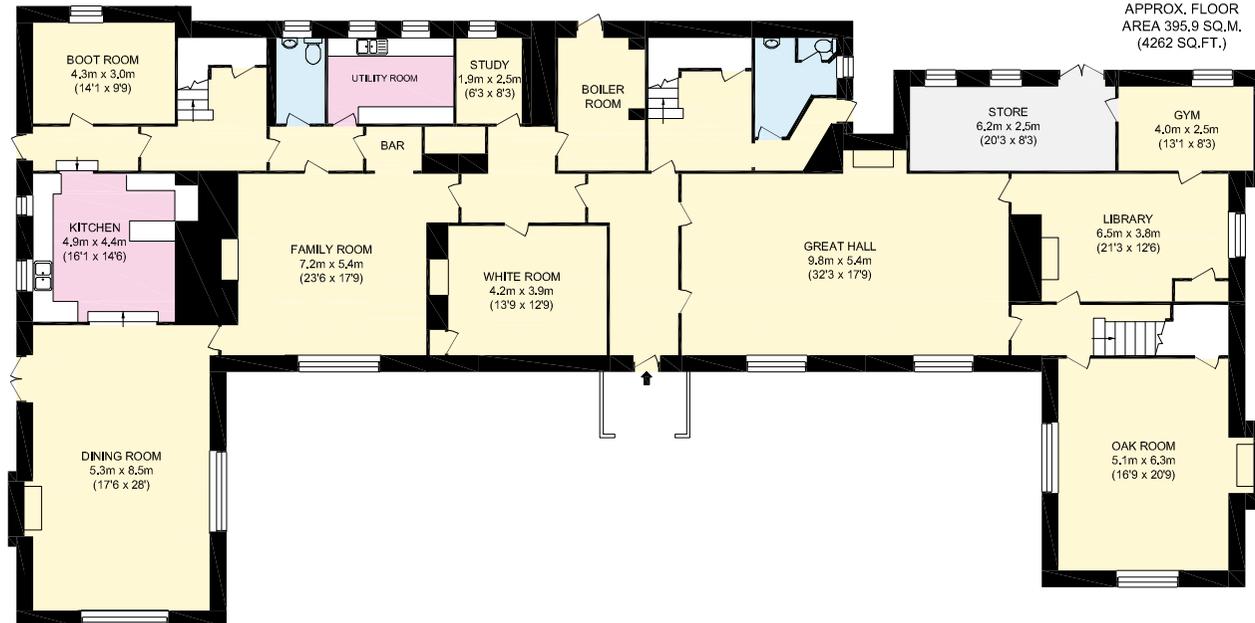




SECOND FLOOR  
APPROX. FLOOR  
AREA 22.3 SQ.M.  
(240 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 370.0 SQ.M.  
(3983 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 395.9 SQ.M.  
(4262 SQ.FT.)

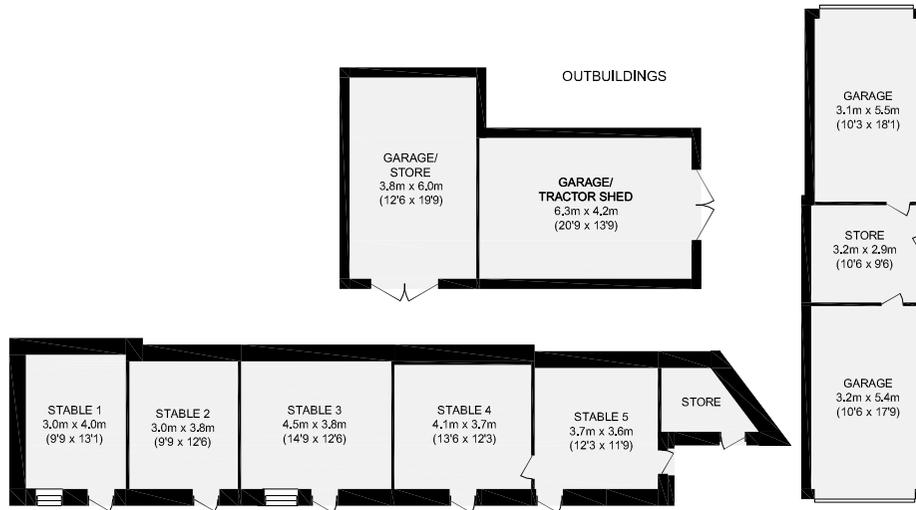
## Whitechapel Manor

Approximate Gross Internal Floor Area  
**788.2 Sq.M. - (8,485 Sq.Ft.)**

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.

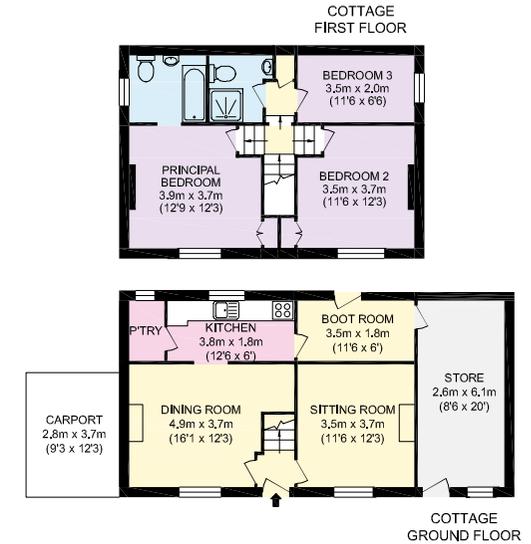
## Outbuildings

Approximate Gross Internal Floor Area  
170.0 Sq.M. - (1,830 Sq.Ft.)



## Astons Guest Cottage

Approximate Gross Internal Floor Area  
111.5 Sq.M. - (1,201 Sq.Ft.)



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