



# MARTINHOE MANOR

WOODY BAY • PARRACOMBE • BARNSTAPLE • DEVON









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*Offering an exciting redevelopment opportunity to convert this house back into a single dwelling under Appeal Ref APP/F9498/W/22/3294703 decision date 29 September 2022 and planning permission application Ref 62/43/21/003 dated 20 August 2021 (initially refused by notice dated 20 October 2021).*

*Martinhoe Manor is situated within Exmoor National Park in a spectacular coastal setting in a very private location with superb, panoramic sea views. The main house is currently split up into seven self-contained apartments plus two annexes; all currently producing an income through holiday lets.*

Owners' apartment consisting of: Sitting room • Dining room  
Kitchen/breakfast room • 2 bedrooms • Bathroom

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Six self-contained holiday apartments

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Garden Suite • The Lodge

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Swimming pool • Stable block • Parking

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Gardens and private grounds • Woodlands and walks

Martinhoe Manor is set in about 26 acres (10.52 ha) of its own grounds that run down to the sea, including about a  $\frac{1}{3}$  of a mile of coastline adjoining Woody Bay beach

**Approximate Gross Internal Floor Area:**

Main House: 6,439 sq ft (598.2 sq. m)

Garden Suite: 555 sq ft (51.6 sq. m)

The Lodge: 453 sq ft (42.1 sq. m)

Outbuildings: 785 sq ft (72.9 sq. m)

Lynton 4 miles • Barnstaple 15 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Martinhoe Manor – for sale freehold

Martinhoe Manor is not listed and, it is understood, was originally built as a hunting lodge. It was extended in the middle of the 19th century by Sir Robert Throgmorton, Baronet, who kept his yacht in the bay. The estate was sold at auction in 1900 when it still owned more than 2,000 acres. The scheme in the 19th century was to develop, in a spectacular location, individual houses for wealthy Londoners who would travel down by steamer. The jetty was built and the remains can still be seen to this day. Thankfully none of the other houses were built so Martinhoe Manor is able to enjoy its privacy and seclusion. Over the 20th century the acreage diminished with much of it being sold to the National Trust. The property has been owned by the current family since 2000.

The house is built of stone under a slate roof and has been run as a self-contained holiday business for the last 60 years, this could be continued, or the property could be converted back into a fabulous single dwelling, family home.

It sits in about 26 acres of mainly woodland and garden and the main house is currently sub-divided into 7 self-contained apartments, of which one is occupied by the owners and their family. In addition is the adjoining Garden Suite self-contained flat and a detached Lodge self-contained chalet. There is also a detached stable block that is used for storage, beside which is plenty of parking. All the apartments are completely self-contained with their own bedrooms, bathrooms and sitting room, within which is a kitchenette. All the apartments are carpeted throughout and currently furnished to a very comfortable standard. Each apartment has its own hot water supply and heating. There is a small private garden for the exclusive use of the Garden Suite whilst the remainder of the apartments share the impressive communal gardens and grounds that surround the house. The Lodge is a self-contained detached wooden chalet bungalow made of cedar wood and is situated well away from the main house with panoramic views out across Woody Bay. It has its own private decking and is fully self-contained.









## Gardens and grounds

The top drive leads to the stables with a parking area in front. At one end is a small tractor garage or a store. A caravan/ mobile home is situated next to the tractor shed and is fully plumbed and has been located on the site for more than 20 years.

Within the garden there is a swimming pool that is located behind the house.

The formal gardens are principally to the front of the Manor House and are mainly laid to lawn with mature shrubs and trees. To the rear of the house is a stream fed pond. The remainder of the grounds are wooded with many fine specimen trees and shrubs and huge drifts of spring bulbs. The grounds have been managed very lightly with a view to attracting as much wildlife and indigenous flora as possible, including orchids, making them a haven for red deer and many varieties of sea birds, buzzards and peregrine falcons and woodland butterflies.

## North Devon Coast

This impressive family home looks out over Woody Bay, a beautiful, well-known and much loved area of the North Devon coastline. The house is protected by the National Trust-owned "West Woody Bay Wood" which reaches high to the west and south and, through which, a small lane leads down to the Manor. The house itself is built on an open plateau with unrivalled views over the Bristol Channel as far as the Welsh coast on a clear day.

Immediately behind the house is a level area of paddock with a swimming pool. At the front of the house the gardens are terraced and include the old tennis lawn. An attractive strip of mature, mainly oak, woodland runs along the front and the side of the house, well serviced with walls and paths and giving access either down to Woody Bay beach or to the remains of the old pier.

The Manor lies within "Exmoor National Park" and the surrounding woodlands are owned and protected by the National Trust. The South West Coastal Path runs around the National Trust land to the rear of Martinhoe Manor and there are no public footpaths or rights of way across the property.







Thus, while Martinhoe Manor is a haven of tranquillity and a naturalists dream it is not remote. The Lynton to Barnstable road is about 4 miles away and access to the M5 motorway at Tiverton (junction 27) is inside one hour's drive. The intercity rail service to London Paddington can be caught from Tiverton Parkway railway station which is also situated at Junction 27.

Barnstaple is about 15 miles to the west with several supermarkets and excellent shopping facilities. Lynton has

a primary school with Ilfracombe, Barnstaple and South Molton offering secondary schooling. There are a number of private schools within easy reach including West Buckland School between Brayford, South Molton and Barnstaple.

There are superb local golf courses including a championship links course at Saunton, about 15 miles to the west.





## Services

Mains electricity. Private water. Private drainage to septic tank. The private water supply is spring-fed and tested annually.

## Rates

Council tax is paid on the private owners' apartment with business rates (about £10,000 p.a.) paid on the remaining apartments and lodges.

## Local Authority

North Devon Council, Lynton House, Commercial Road, Barnstaple, Devon EX31 1DG. Tel. 01271 327711

## Rights of Way

There is no right of way over the property.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but all would be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423111.

## Directions (Postcode EX31 4QX)

Approaching from Lynton or Barnstaple on the A39, turn off about 3 ½ miles south west of Lynton at Martinhoe cross on the road and signpost Martinhoe and Woody Bay. After about 1 ½ miles turn right at T-junction signpost to Slatan Slade and Woody Bay. After about 200 yards turn left. After a right-hand bend turn sharp left at the next turning that is signposted as no through road. After another right-hand bend the first entrance gate way to the Manor is 350 yards down on the left.



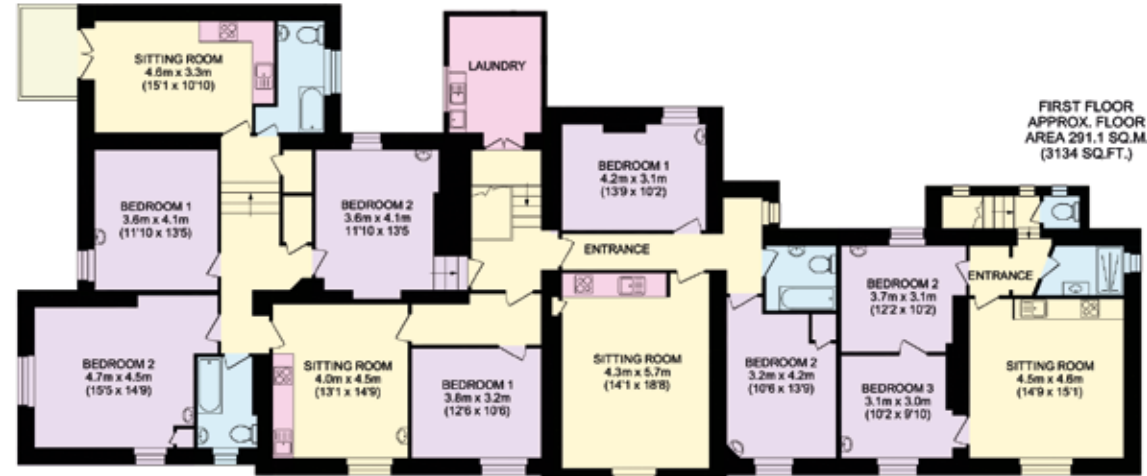
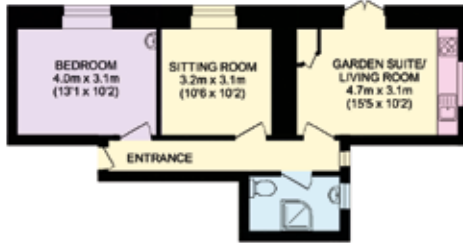








**GARDEN SUITE  
APPROX. FLOOR  
AREA 51.5 SQ.M.  
(555 SQ.FT.)**

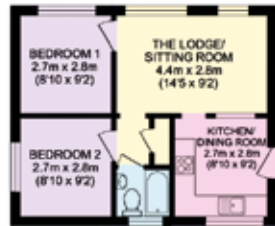


**FIRST FLOOR  
APPROX. FLOOR  
AREA 291.1 SQ.M.  
(3134 SQ.FT.)**

Approximate Gross Internal Floor Area  
Main House: 6,439 sq ft (598.2 sq. m)  
Garden Suite: 555 sq ft (51.6 sq. m)  
The Lodge: 453 sq ft (42.1 sq. m)  
Outbuildings: 785 sq ft (72.9 sq. m)

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**THE LODGE  
APPROX. FLOOR  
AREA 42.0 SQ.M.  
(453 SQ.FT.)**



**THE LODGE  
APPROX. FLOOR  
AREA 73 SQ.M.  
(785 SQ.FT.)**



**GROUND FLOOR  
APPROX. FLOOR  
AREA 307 SQ.M.  
(3305 SQ.FT.)**



**01392 423111**  
19 Southernhay East  
Exeter, Devon, EX1 1QD  
exeter@knightfrank.com

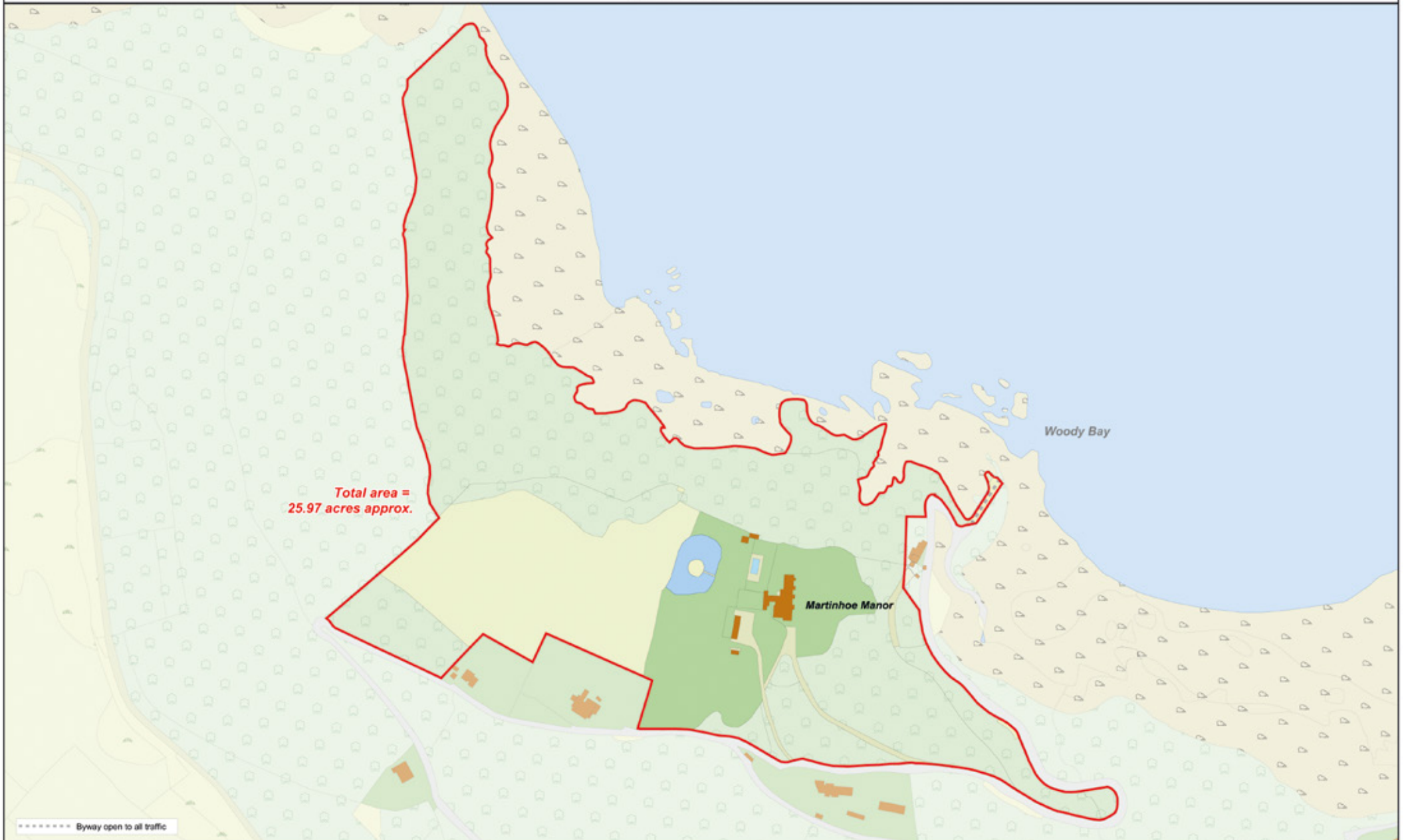
**KnightFrank.co.uk**

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Martinhoe Manor – Energy Efficiency Rating		The Garden Suite – Energy Efficiency Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very energy efficient - lower running costs	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	<b>107</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>79</b>	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>43</b>	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	<b>24</b>
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not energy efficient - higher running costs	



# Martinhoe Manor



Total area =  
25.97 acres approx.

Woody Bay

Martinhoe Manor

----- Byway open to all traffic

Mapping Department  
Knight Frank LLP  
Ramsbury House, 22 High Street  
Hungerford, Berkshire, RG17 0NF  
(t) 01489 688506  
(e) mapping@knightfrank.com



**Land Use:**

Fields	Orchard
Arable	Heathland
Game Cover	Rocks / Boulders
Woodland	Building (Residential)
Pastureland	Building (Structure (Agricultural))
Veget / Misc	Gardens
Water	Road / Track

Any other buildings have an unknown assumed purpose & residential



Date: 29/01/20  
Drawn by: CW  
Scale: 1:2500 @ A3  
Title: **Martinhoe Manor**

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 Knight  
Frank