

Jevington Hall, Combe Martin, Ilfracombe, Devon





A spectacular Grade II listed country house with planning permission for ancillary accommodation, situated in a **magical setting.**

Summary of accommodation

Ground Floor: Porch | Entrance hall | Library | Drawing room | Dining room | Pantry | Kitchen | Snug | Lobby | Utility room | Sun room

First Floor: Principal bedroom with en suite | Six further bedrooms | Family bathroom

Basement: Cellar | Former dairy and larder | WC

Outside: Cart | Stables | Tithe barn | Barn store

In all about 13.15 acres

Distances

Ilfracombe 8.2 miles, Barnstaple (Exeter 1 hour 15 minutes) 13.1 miles, A361 16 miles, Taunton 58 miles

Exeter city centre 52.5 miles, Exeter Airport (London City Airport 1 hour) 59.9 miles

(All distances and times are approximate)

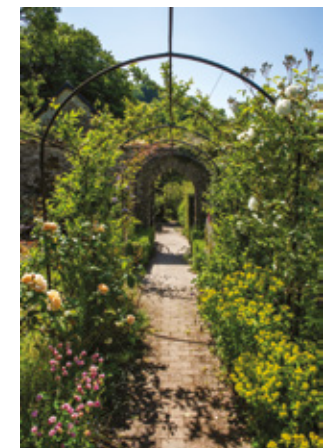


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Location

Combe Martin is a charming coastal village located in North Devon, England. Nestled within the scenic countryside and situated on the edge of Exmoor National Park, it offers a picturesque setting. Combe Martin is positioned on the north coast of Devon, overlooking the Bristol Channel. Its coastal location grants visitors beautiful views of the sea and the rugged cliffs that surround the area. The village itself is nestled in a valley, providing a unique blend of natural beauty and a quaint, traditional atmosphere. Combe Martin's location makes it an ideal destination for those seeking tranquility, outdoor activities, and a chance to explore the stunning North Devon coastline.

There is a wide choice of schools within the area from both the state and independent sectors. Closest to Barnstaple there is Pilton, Park and West Buckland school. Further afield a choice of independent schools within the wider area including Blundell's School in Tiverton plus King's and Queen's Colleges and Taunton School of Taunton.

The property

Nestled within the captivating landscapes of North Devon, this magnificent Grade II listed country house is an exquisite embodiment of refined grandeur. Boasting seven bedrooms, this prestigious residence offers an abundance of space and elegance, making it a perfect sanctuary for those seeking luxurious countryside living.

Steeped, in charm and character, Jevington Hall showcases stunning period features that are sure to captivate any admirer of architectural beauty. From the moment you step through the grand entrance, you are greeted by high ceilings, intricate cornices, and graceful arched doorways, all harmoniously blending the past with the present.

Sitting on a vast estate of 13.15 acres, the property ensures privacy and tranquillity. The manicured gardens surrounding the house are a testament to meticulous care, offering a serene escape where one can relax amidst nature's splendour. The grounds encompass rolling lawns, mature trees, and vibrant flowerbeds, providing a picturesque backdrop for outdoor gatherings or quiet contemplation.







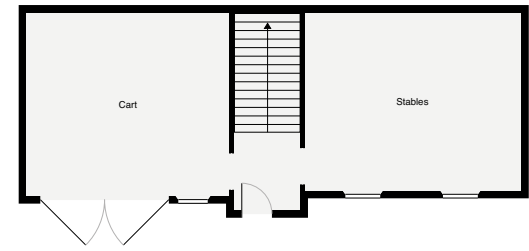


Approximate Gross Internal Floor Area

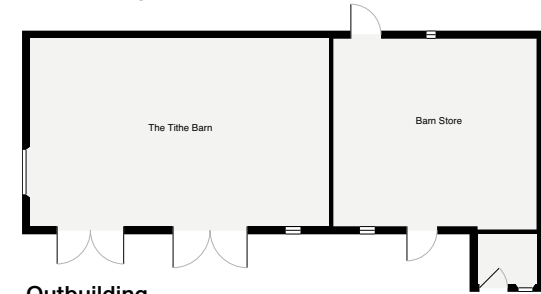
8214 sq ft (763.1 sq m)

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.

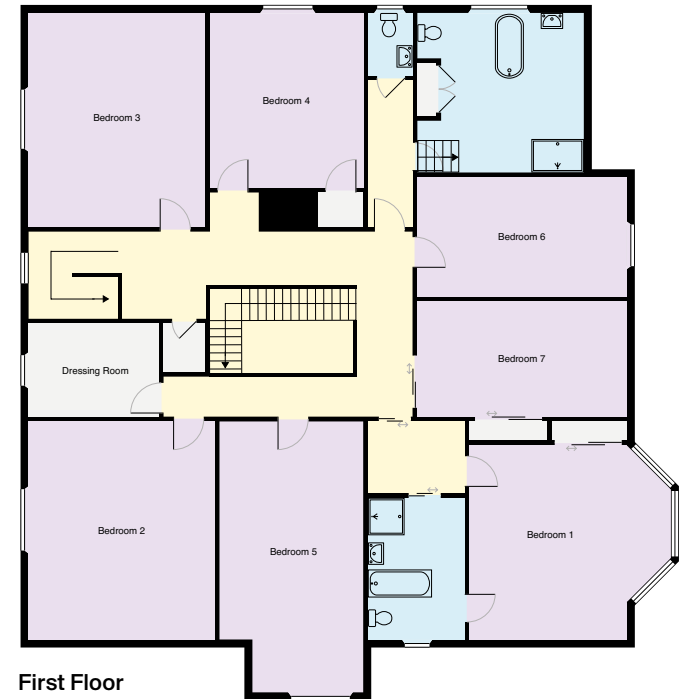
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



Outbuilding



First Floor



Garden and grounds

The allure of this country house is further enhanced by the inclusion of several outbuildings, each offering its own unique potential. Including a tithe barn, several stables with planning permission for conversion into ancillary accommodation and additional storage space. These versatile structures provide endless possibilities to cater to individual needs and aspirations.

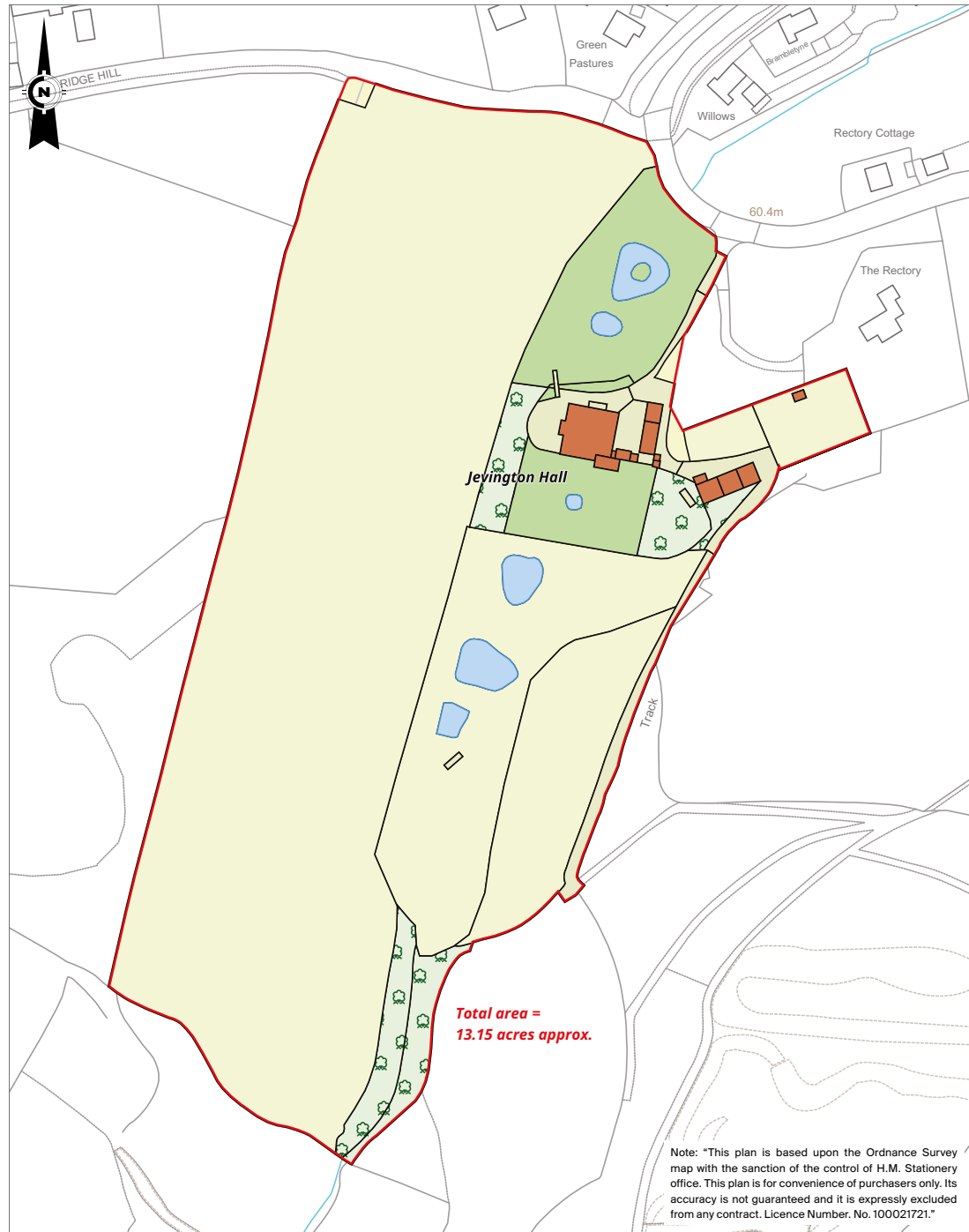
For those seeking an idyllic country lifestyle, this Grade II listed country house presents an unparalleled opportunity. With its generous living spaces, enchanting surroundings, and a rich historical heritage, this property exemplifies elegance and sophistication, offering a truly remarkable retreat in the heart of North Devon.

Services

Mains gas, mains electric infrared private water systems, private drainage.







Directions (EX34 ONS)

With your back to the sea in Combe Martin, proceed up the high street for about $\frac{3}{4}$ of a mile, passing the Pack O Cards public house on the right. Take the turning right, signposted Barnstaple, Pass the church on your right and continue up the hill, which is Rectory Road. As you continue to climb the hill, you will find the turning to Jevington Hall on your right-hand side.

Property information

Tenure: Freehold

Local Authority: North Devon District Council

Council Tax: Band G

EPC Rating: TBC

Guide Price: £2,500,000



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 July 2023. Photographs and videos dated June 2023.

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