



HANNAFORD MANOR & HANNAFORD HOUSE

POUNDSGATE | DEVON

**STRUTT
& PARKER**



HANNAFORD MANOR & HANNAFORD HOUSE

POUNDSGATE | DEVON | TQ13 7NX

Ashburton 3½ miles,
Totnes 11 miles,
Exeter 21 miles

Currently divided into two properties with potential for conversion into one significant country house

Hannaford Manor providing:

Entrance lobby | Reception hall | Drawing room | Dining room
Kitchen/breakfast room | Utility room | Cloakroom
Minstrels' gallery | Sitting room/bedroom 3 | Master bedroom
with en suite shower room | Bedroom 2 | Family bathroom

with separate w.c. | Second floor suite, currently laid out as a sitting room | Kitchenette | 3 Bedrooms | Shower room

Superb formal landscaped gardens with a pond
Vegetable garden | Woodland | Ample parking and turning for several vehicles | Garden store with integral workshop
Greenhouse | Cellar and wine store



Hannaford House providing: Reception hall | Drawing room | Dining room | Study
Kitchen/breakfast room | Utility room | Cloakroom | Larder | Snug | Master bedroom suite
with dressing room and en suite bathroom | 7 Further bedrooms including 2 en suite
2 Family bathrooms | Cellar | Workshop/garage | 3 Outdoor stores

Superb formal gardens including large lawn areas | Woodland area
Ample parking and turning for several vehicles | Greenhouse

In all about 5.87 acres (Hannaford Manor 4.82 acres Hannaford House 1.05 acres)

For sale as a whole or in 2 lots

A FINE AND FAMED ARTS & CRAFTS GRADE II LISTED
MANOR HOUSE SET IN AN ELEVATED POSITION
IN THE DARTMOOR NATIONAL PARK WITH
OUTSTANDING VIEWS



SITUATION

Hannaford Manor is situated in a peaceful elevated position in the Dartmoor National Park within 150 yards of open moorland. The house enjoys outstanding views over the valley of the River Dart and the surrounding countryside. Although in a tranquil rural location, the property is only three and a half miles from access to the A38 dual carriageway at Ashburton.

The former stannary town of Ashburton, about three and a half miles from the property, has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, a delicatessen, an artisan bakery, a fish deli, a well-known restaurant, The Agaric, and the renowned Ashburton Cookery School.

The attractive and historic town of Totnes, at the head of the River Dart estuary, is approximately 11 miles away, providing a wide range of facilities, including a number of organic food shops, a market and an excellent bookshop.

Exeter, 21 miles away, offers a wide range of cultural and recreational facilities with the Princesshay shopping centre and recently opened John Lewis store, several leisure centres, theatres, cinemas, the Royal Devon & Exeter Hospital and the Nuffield Hospital.

The property is also well located to take advantage of a number of excellent independent schools, including Exeter School, the Maynard School, a new Steiner Academy in Exeter and Mount House, Devon's leading prep school and Kelly College near Tavistock. Exeter also has a fine university.

COMMUNICATIONS

Road - the A38 dual carriageway is accessible at Ashburton, just three and a half miles away, and links with the M5 at Exeter to give access to the M4 north of Bristol to provide motorway access to London.

Rail - Regular intercity trains operate from Totnes and Newton Abbot to London (Paddington). There is also a train service from Exeter St David's via Salisbury to London (Waterloo).

Air - Exeter Airport provides flights via Flybe to a number of cities within the British Isles, including London, Manchester, Liverpool, Leeds/Bradford, Edinburgh and Glasgow. The expanding airport also provides flights to a number of continental destinations.

Ferry - Cross Channel ferry services operate from Plymouth to France and Northern Spain.

Recreation -

Golf - At Bovey Castle near Moretonhampstead, Stover near Newton Abbot and Teignmouth

Riding, hunting and walking - In the Dartmoor National Park

Swimming, bathing and watersports - Along the coastlines of north and south Devon and the River Dart.

Fishing - Along the north Devon coastline or in the various reservoirs and rivers on Dartmoor.



HANNAFORD MANOR

Hannaford Manor was built for Lt. Col. William Edward Thomas Bolitho, who was born in Cornwall and a hero of the Boer War. The house was designed by A Wickham Jarvis and work started in 1904. The construction, on a green field, was completed in 1911.

The house is built in the Arts & Crafts style, of dressed granite enhanced by climbing roses and clematis under a gabled roof of Cornish slate and with granite mullions, and gives the appearance of a relatively old style of construction, yet with the benefit of the more advanced building techniques of the early 1900s. The house contains well-proportioned reception rooms with some interesting architectural features.

The elegant gardens were designed by Thomas Mawson in 1906. Mawson had just finished designing the gardens of another Devon estate, Wood in South Tawton, and the two gardens share similar characteristics.

Mr Bolitho died in 1919, but his widow and daughter continued to live at the property until the late 1940s. The house was later occupied by Lady Ashburton. The house was listed in 1957 and today the house and gardens are divided into two different ownerships, the main house (Hannaford Manor) and what was originally part of the main house and the servant's wing (Hannaford House).

Hannaford Manor comes to the market for the first time in over 60 years and offers the buyer of the whole a unique and relatively easy opportunity to put the house back in to one as originally intended.

Now that the house is split into two ownerships, should the house not be purchased as a whole, it is available in the 2 lots as follows:

LOT 1- HANNAFORD MANOR, GARDENS AND GROUNDS AS COLOURED PINK ON PLAN, EXTENDING TO ABOUT 4.82 ACRES

The accommodation

Hannaford Manor is approached over a tarmac and gravel entrance drive flanked by flowering shrubs and trees, including magnolia, azaleas, rhododendrons and hydrangeas, providing a colourful welcome to those approaching the parking and turning area in front of the house.



Heavy oak double doors lead into the entrance porch, which has a quarry tiled floor and a door into the utility room and a separate WC. From the reception hall an archway and steps lead down into the magnificent drawing room, which has Austrian oak panelling, leaded light mullion windows and window seats overlooking the garden and a recessed fireplace with built-in settles on either side and a woodburner. This room is overlooked by the first floor minstrels' gallery.

Also accessed from the reception hall is the dining room (formerly the billiard room), panelled in Austrian oak, with an open fireplace with granite surround and two window seats overlooking the grounds. Beyond the dining room is the sunny kitchen/breakfast

room (formerly the morning room) with a central island, two separate sinks and a number of built-in appliances including two dishwashers, a corner fridge and freezer, a four-oven cast iron Refyre heat storage cooker with two hot plates and a 4-ring gas hob; there is a separate large electric Viking oven with warming drawer.

Stairs from the hall lead to the first floor and the galleried minstrels' landing, which overlooks the drawing room and has an open fireplace. A door at the end of the landing opens into a family sitting room, with an open fireplace.



Also on the first floor is a master bedroom with an en suite shower room and a further bedroom and family bathroom with separate WC.

A door from the landing opens to a rear landing with stairs to the second floor. This floor has potential for a number of uses and is currently laid out with three bedrooms, a sitting room, a shower room and a kitchenette. The current owners have obtained planning permission and several designs for substantial alterations to the first and second floors. These include provision for a new staircase from the first floor, and four further bedrooms, each with en suite facilities on the second floor.

OUTBUILDINGS

There is a concrete block outbuilding with double sliding doors used as storage for garden machinery and logs. There is also a substantial greenhouse with work bench, raised beds on two sides and with water connected. Below the greenhouse are three brick cold frames.

There is also a former pig shed, currently used as a chicken coop with a fenced run.

GARDEN AND GROUNDS

The gardens and grounds at Hannaford Manor are an impressive feature of the property, designed by Thomas Mawson, often

described as the leading landscape architect of the Edwardian era. Mawson's distinctive terrace and balustrading features are evident at Hannaford Manor. The Bolithos were avid plantsmen and there are rare species in the grounds.

To the front of the house an easy-rising flight of stone steps leads up to a woodland area of conifers and broadleaved trees and a number of shrubs including pieris and pittosporum. A stream flows through part of this area.

Below the greenhouse is an area of productive vegetable garden with an adjoining small L-shaped paddock above which is a walkway with various fruit trees espaliered against the south facing brick boundary wall.

The main area of garden lies to the east of the house. Approached through a pair of wrought-iron gates is a partly-walled garden with a gravelled walkway and a central semi-circular pond with a water cascade, fringed by reed mace, arum lilies and other aquatic plants, above which are some fine azaleas.

A herbaceous border with dwarf stone walls and a short central flight of steps leads down to a level lawn with gravel walkway around. At the far end is a yew hedge which is a back-drop to flowering cherry trees.

At the eastern end there are two further areas of level lawn with some fine magnolias, camellias and rhododendrons and with scented azaleas on the southern side.

A pair of stone gate posts with arched slate coping and a wrought-iron gate leads into a paddock interspersed with birch trees, mahonia and daphne bushes and a magnificent Western Red Cedar with a tree house. This tree is over 100 years old and 100 feet high, one of the largest in England. Below this area is a shaded rockery with a number of plants including early cyclamen, crocus and hellebores.

Approached from the entrance porch on the south side of the house is a paved, partly walled barbecue terrace with attractive raised stone flower beds, a water cascade of two overlapping circular granite bowls, a raised herb bed and a number of climbing roses.



The terrace and lawn immediately to the west have an attractive stone wall with openings all along and enhanced by wisteria trailing over.

A flight of stone steps leads down to an Italianate style garden, enclosed partly by walls and partly by box hedging, divided into a number of flower beds planted with spring bulbs, roses and flowering shrubs, including camellia and pieris.

This part of the garden is a real sun trap.

To the east is a further area enclosed by a wall and hedging with a most attractive granite edged oval pond with water lilies.

A pair of stone piers and wrought-iron gates give access to a curved flight of shallow steps down to a gravelled circular area, originally the carriage entrance to Hannaford Manor.

Services - Oil fired central heating. Electric heating via a separate system to second floor. Mains electricity. LPG gas. Mains water. Private drainage. Broadband is connected.

Local Authority - Forde House Brunel Rd, Newton Abbot, TQ12 4XX. Tel: 01626 361101

Council tax - Band G



LOT 2- HANNAFORD HOUSE, GARDENS AND GROUNDS AS COLOURED BLUE ON PLAN, EXTENDING TO ABOUT 1.05 ACRES

Hannaford House is approached over a tarmac and gravel entrance drive bordered by flowering shrubs and trees, including magnolia, azaleas, rhododendrons and hydrangeas, providing a colourful welcome to those approaching the parking and turning area in front of the house.

Large heavy oak double doors lead through an impressive thatched archway into a gravelled courtyard area which in turn leads to the entrance porch.

The reception hall leads through the ground floor of the house to a large kitchen/breakfast room. This was the original working kitchen for the whole house and has a parquet wood floor, a four oven Aga and cream painted wooden units with pine worktops. There is a double sink and as well as the Aga a double oven is fitted along with an electric hob. The kitchen has a large walk-in china cupboard, the original to the house. Off the kitchen is a walk-in pantry with the original slate shelves and a large utility room which houses the boiler. Opposite here is a snug and a study. The snug has a lovely ornate metal fireplace with original coloured tiles and parquet flooring. There is also a cloakroom off this hall and a hatch leading down to the cellar.

Additionally the main garden door of the original house, Hannaford Manor, provides an impressive main doorway into the gardens.

Across the hall is the drawing room, a large impressive room which was the original dining room of the main house. This is a beautiful room with oak panelled walls which have been fire and soundproofed, oak parquet herringbone flooring and a most attractive stone fireplace with even more ornate panelling around this feature. The large leaded windows with granite mullions and window seats offer superb views across the lawns to the Dart Valley and the moorland of Holne Ridge beyond.

Adjacent to the drawing room is the dining room, the original smoking room of the main house. This room again has a wood floor, granite mullion windows with leaded window panes, and a window seat from where to enjoy the views. It also has a picture rail and a fireplace with a woodburner.

Stairs from the hall lead to the first floor where the majority of the bedrooms are located. The master suite is accessed up a couple of steps and comprises a large bedroom and dressing room/morning room which enjoys super views out across the valley. Steps lead down from here to a spacious bathroom with a roll top bath and shower. The remainder of the first floor is accessed via a corridor which leads to two bedrooms with en suite showers, two further bedrooms and a family bathroom and a walk-in airing cupboard.

A further set of stairs leads to the top floor where there is one very large bedroom with exposed ceiling beams, a bathroom, a store room and two further bedrooms.

OUTBUILDINGS

There is a three roomed store directly off the courtyard at the side of the house which is used for the oil tank storage and as a potting shed. Opposite here is a two car garage which currently serves as a single garage plus a workshop. In the corner of the courtyard is a thatched gazebo area which works as a log store.

GARDEN AND GROUNDS

The gardens lie to the front and side of Hannaford House. To the front of the property is a lawned terrace with granite balustrading at the far border. A rockery and original steps divide this lawn with a further lower lawn where there is a dovecote. To the west of the house across the drive is a large level lawn known which is shown on the original plans as the original tennis lawn to the house. Below here is a charming woodland garden with beech, oak and ash trees. This leads through to a walled garden where there is a greenhouse, apple trees and a vegetable patch.

Services

Oil fired central heating. Mains electricity. Mains water. Private drainage. Broadband is connected.

Local Authority

Forde House, Brunel Rd, Newton Abbot, TQ12 4XX.
Tel: 01626 361101

Council tax

Band G

GENERAL REMARKS & STIPULATIONS

Tenure

Both houses are offered for sale freehold, by private treaty.

NOTES

All items known as tenants' fixtures and fittings are excluded from the sale. However, certain items may be available in addition, by separate negotiation. Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker, therefore prospective purchasers must satisfy themselves as to their working order.

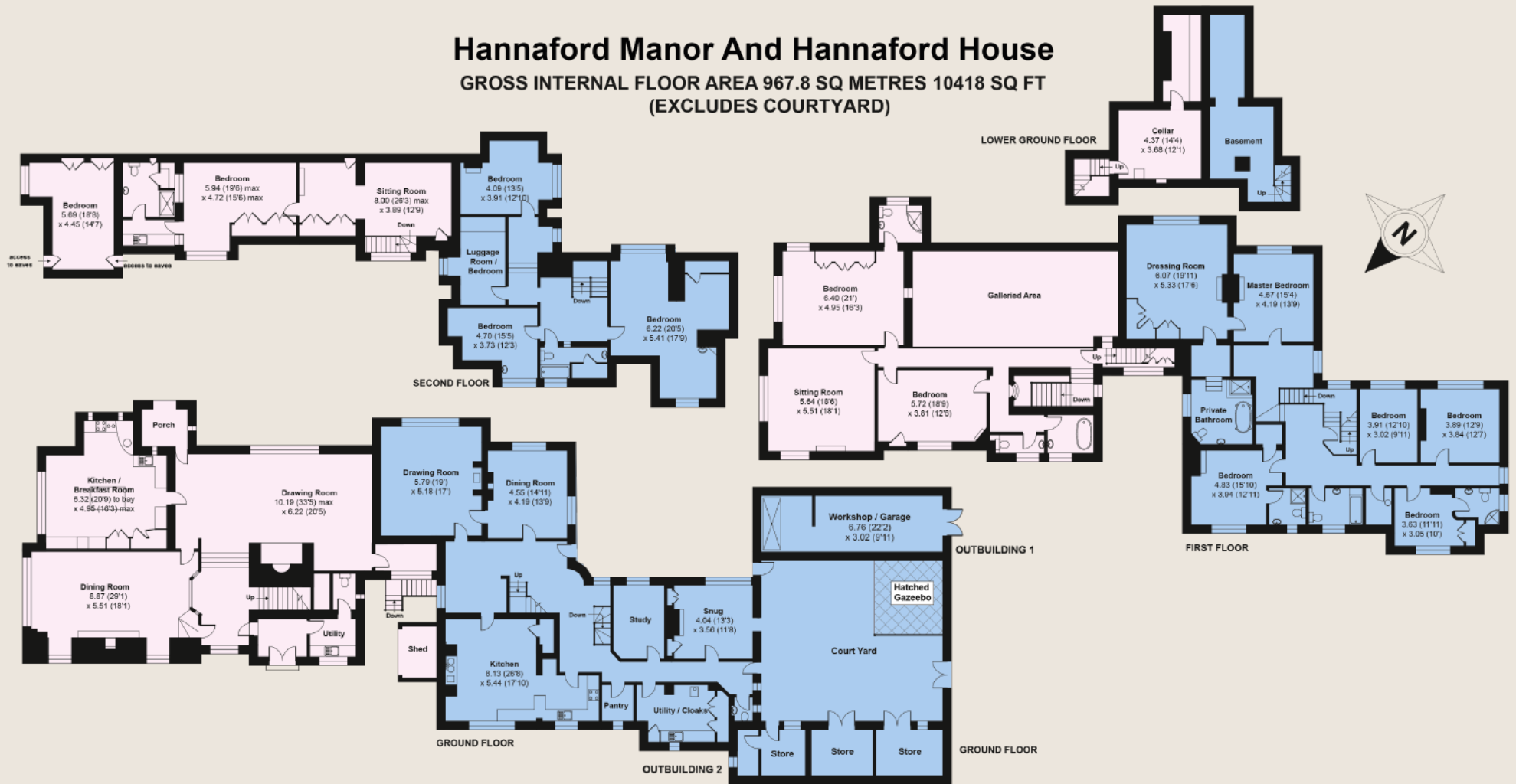
RIGHTS OF WAY, WAYLEAVES & EASEMENTS

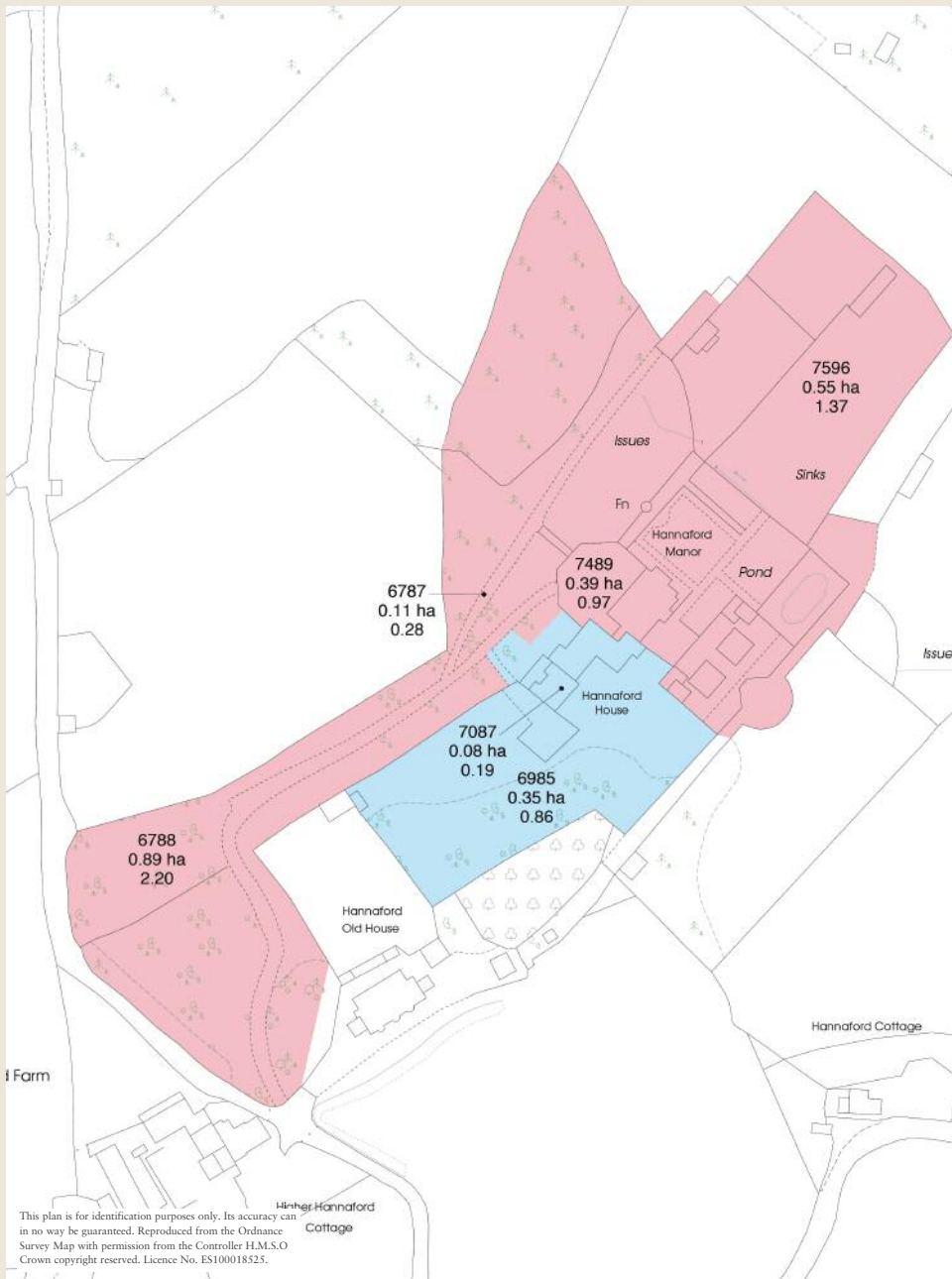
The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.



Hannaford Manor And Hannaford House

GROSS INTERNAL FLOOR AREA 967.8 SQ METRES 10418 SQ FT
(EXCLUDES COURTYARD)





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DIRECTIONS

From Exeter and the M5 motorway, take the A38 towards Plymouth. Take the second of the two exits signed to Ashburton and Two Bridges. Follow signs to Dartmeet, continuing for about two miles, crossing Holne Bridge and follow signs towards Poundsgate. Follow this road through the woods to New Bridge. Cross over the River Dart and immediately turn left, signed to Hannaford. Continue up the hill and the entrance to Hannaford Manor & Hannaford House is on the right through a pair of stone gate posts and cattle grid.

VIEWING

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker 01392 215631.



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