



Smythapark House

Loxhore, Barnstaple, Devon, EX31 4SS

Guide Price **£1,900,000**

EPC: D | Council Tax: H + Business Rates | Tenure: Freehold | Bedrooms: 6 | Reception Rooms: 4 | Bathrooms: 3

FINE  COUNTRY

KEY FEATURES

- **Stunning south facing location**
- **Superb countryside views**
- **Grade II listed period home**
- **4 Reception Rooms**
- **Superb Kitchen/Breakfast Room**
- **Orangery**
- **Snooker Room**
- **6 Bedrooms**
- **Gym/Playroom**
- **Heated Swimming Pool**
- **Tennis Court**
- **Stables - Equestrian use with fantastic outriding**
- **In all approximately 15 acres**
- **Detached barn conversion which is currently used as a successful holiday let**
- **Planning permission for additional holiday cottage**









AN INTRODUCTION

This charming country estate is situated in a south-facing position, offering expansive views of the countryside towards Dartmoor. The substantial country house is set amidst picturesque rural surroundings, just a mile from the village of Loxhore and within easy reach of local amenities.

The Arlington Court estate lies less than a mile away, with Exmoor National Park a mere 4.5 miles distant.

Smythapark House, a distinguished Grade II listed property, dating back to 1857. It features Georgian proportions and characterful details, complemented by panoramic views of the countryside stretching towards Dartmoor.



The beautifully appointed accommodation includes four reception rooms, an impressive orangery, a family-friendly kitchen and breakfast room, six bedrooms, and three bath/shower rooms. Additionally, there is a cellar with a snooker room and a games room on the second floor, offering potential for alternative uses subject to planning permission.



STEP INSIDE

Smythapark House

In brief the accommodation comprises, a Reception Hall with impressive staircase to first floor and a Cloakroom. The Drawing Room with bay window to the front enjoys stunning panoramic views towards Dartmoor. Feature fireplace with marble surround and wood burning stove.

The Dining Room again enjoys similar views, open fireplace with marble surround and double doors to the Sitting Room. This is a more, cosy, family room with part wood panelling, slate flagstone floor and Inglenook style fireplace with wood burning stove. There is a stunning Orangery which can be enjoyed all year round due to the stylish wall mounted wood burning stove. Stunning views and door access to outside. Marble tiled floor. A useful Study offers built in storage and shelving, fireplace and French doors to outside.

One of most impressive rooms is the social Family Kitchen/Breakfast Room, with bespoke fitted kitchen units. Range of integrated appliances in addition to an oil-fired Aga in recess with bread oven. Pew style seating, slate flagstone flooring. Door leading to garden. There is a generous Breakfast Area with bi-folding doors to private courtyard. An inner lobby area leads to the Shower Room and a set of stairs leading to first floor and gym/studio. The inner hall gives access to the cellar. Finally, on the ground floor is a Utility Room and a Dairy/Pantry. The cellar area offers the Boiler Room and a large space, used as a Snooker Room.

On the first floor there are 6 Bedrooms, all generous in proportion and the majority enjoying beautiful countryside views. There is a Jack & Jill En Suite Bathroom which gives access to the Gym/Studio and there is a further large Family Bathroom. The second floor consists of a Games Room, and a small store room. These areas offer a variety of uses subject to any necessary consents.

The estate also features an additional detached barn conversion which has recently been converted to a 12 month holiday occupancy property and set within its own grounds with stunning countryside views. The Retreat is presently run as a holiday let, providing a significant income (circa £23,000 gross). This property has 12-month holiday occupancy.

The Retreat is a beautifully converted detached barn conversion. Converted in 2020 by the current vendors. Enjoying this completely private location with lovely open plan accommodation enjoying spectacular views over the surrounding fields and countryside. Open plan Sitting Room/Kitchen/Dining area, with Bedroom and En Suite Shower Room on the first floor. The property has its own enclosed private garden and parking area. Currently used as a successful holiday let providing a generous income. With its own separate track.

Planning permission has also been granted for a detached coach house-style property comprising a three-bay open-fronted garage with a one-bedroom apartment above. Planning application number 77030 – North Devon District Council.







STEP OUTSIDE

Smythapark House

Smythapark House is equally remarkable outside, with stunning mature gardens and grounds offering privacy and seclusion. The property benefits from an outdoor heated swimming pool, a tennis court, and stabling, all set within approximately 15.2 acres.

The house itself is approached via a gravelled carriage driveway through a pair of stone pillars. The mature gardens are beautifully maintained with a magnificent Sycamore tree. Being mainly laid to lawn with a variety of mature specimen trees and shrubs including camellias, rhododendrons, hydrangeas and azaleas, providing colour throughout much of the year. There is a small stone building that has been adapted as a sauna.

A stunning private and sheltered walled garden is situated to the rear of property with a heated swimming pool (10.5m x 4.5m). There is also a hot tub (available by separate negotiation). A raised terrace is ideal for outdoor dining. A double greenhouse. From here is a pathway to the kitchen garden with vegetable plot and formal beds.

To the side of the house there is access to the Orangery, to the kitchen and through to the swimming pool.

A set of steps leads to the stables which comprise of 3 loose boxes and tack room.

The changing rooms, shower and WC are accessed at the back of the house down a staircase to the ground floor. There is also an internal access door direct to the master bedroom suite.

There is a Tennis Court situated beyond the open fronted three bay Linhay, providing garaging for 3 cars. This building benefits from planning permission to convert into a coach house style property with a one-bedroom apartment over for holiday use. The planning number for this is 77030 with a decision date of 11/12/23.

Beyond this area there is access to a paddock that has been planted as a native woodland with an array of oak, beech, birch and rowan with a mown path meandering through.

To the south of the gardens is a delightful paddock. The entire property, gardens and grounds all enjoy a high degree of peace and privacy and total around 15.2 acres.







DIRECTIONS

From the Aller Cross roundabout on the North Devon Link Road (A361), north west of South Molton, head north on the A399 signposted Combe Martin and Ilfracombe. Keep on this road for approximately 10 miles, passing turnings for Brayford, Bratton Fleming, Challacombe and Simonsbath. After the B3358 on the right take the next turning left onto the unclassified road signposted Whistlandpound Reservoir and the Calvert Trust Activity Centre. Follow this road for approximately 3 miles and after the turning to Tidicombe Farm take the left turn signposted Riddle and Smythapark. After approximately 0.6 of a mile where the lane bears left, the entrance to Smythapark House is straight ahead.

Alternatively, directions from Barnstaple are as follows: From Barnstaple take the unclassified road towards Bratton Fleming, passing Snapper and Chelfham. After the old railway viaduct (disused) at Chelfham Mill take the next turning left at Loxhore Cross. Follow the road to Loxhore Cott, turn right and follow the road up the hill, taking the second turning right signposted Riddle and Smythapark. Follow the lane for approximately 0.6 of a mile and where the lane bears left, the entrance to Smythapark House is straight ahead.

LOCATION

Smythapark House occupies a magnificent south facing position, well protected by its own gardens and grounds, and with superb views over the adjoining rural Devon countryside towards Dartmoor. The house is located at the end of a lane, which is a cul-de-sac, about 1 mile from Loxhore. Smythapark was once the centre of a small estate and the small hamlet still exists behind the house, creating an attractive community. While it is rural, it is also very accessible with the regional capital of Barnstaple just 7 miles away with a healthy mix of supermarkets and a thriving centre with a Pannier Market. There is also a good theatre, the Tarka Tennis Centre, a leisure centre, indoor bowling, a cinema and numerous restaurants and pubs. The north coast of Devon is famous for its sandy beaches and surfing, Woolacombe, Croyde and Saunton are all within easy reach. For golfers, the 2 championship links courses at Saunton are probably of most interest. Communications are good with access to the A361 (North Devon link road) at South Molton (about 13 miles) giving fast access to the M5 (J27). There is also an inter-city railway station at J27 (Tiverton Parkway) with regular services to London Paddington (about 2 hours) and the Midlands. Exeter and Bristol Airports are also within easy reach.

UTILITIES AND SERVICES

Smythapark House - Mains electricity and water (no water meter), private drainage and oil-fired central heating. The Retreat - Mains electricity, private drainage, private water, electric heating, solar panels and super-fast broadband.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

AGENTS NOTE

There is a bridle/footpath across part of the property. The vendors have advised this is rarely used.

Smythapark House, Loxhore, Barnstaple

Approximate Area = 7460 sq ft / 693 sq m

Limited Use Area(s) = 61 sq ft / 5.7 sq m

The Retreat = 523 sq ft / 48.6 sq m

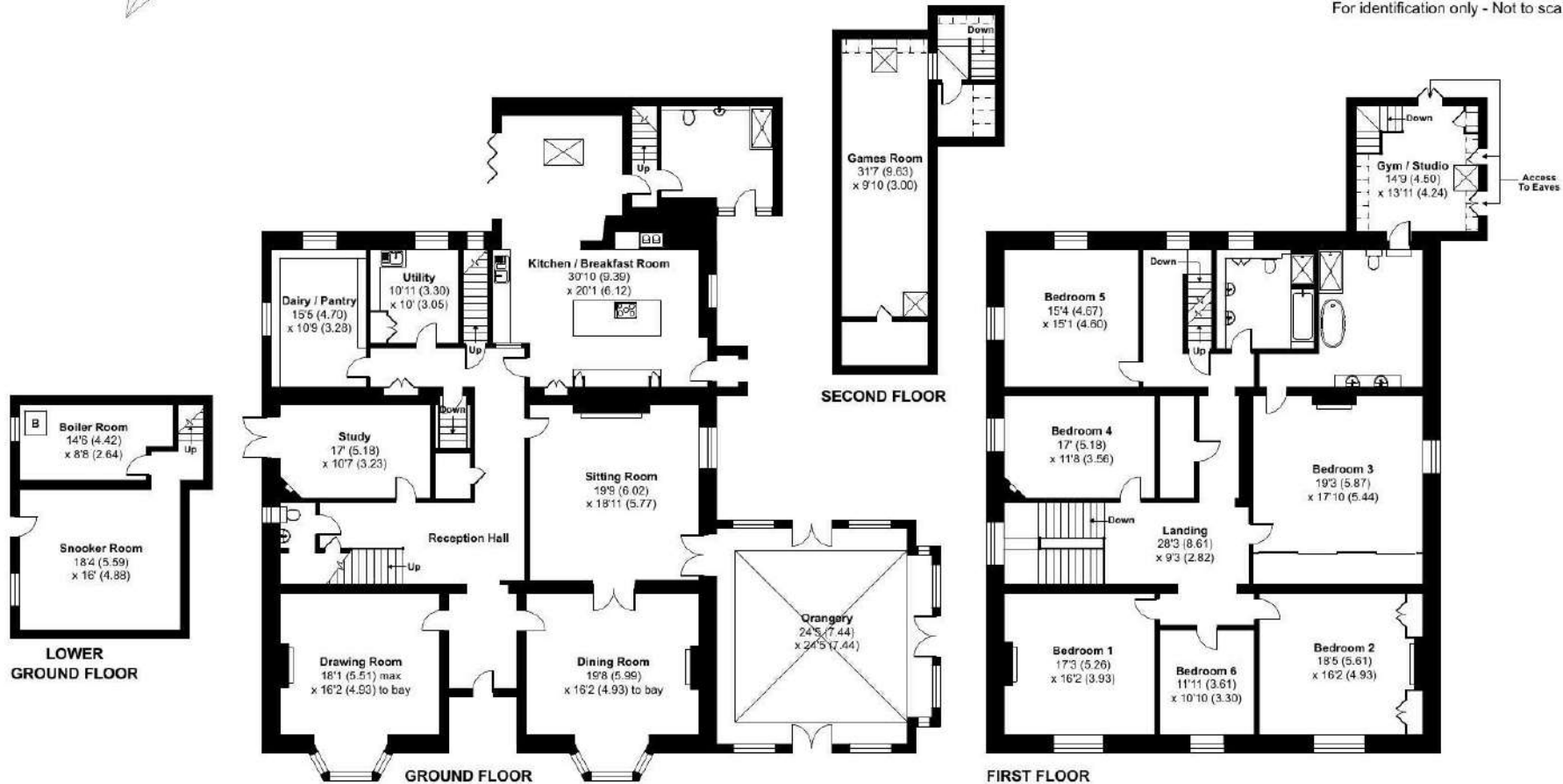
Outbuildings = 1774 sq ft / 164.8 sq m

Total = 9818 sq ft / 912.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1164262



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The Retreat



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