



# Chambercombe Manor Ilfracombe

Steeped in history, the prestigious Chambercombe Manor estate is coming to the market having been in the credible hands of the Chambercombe Trust since 1979.

- ◆ Esteemed Manor House dating back to the 11th Century
- ◆ Set within approx. 9 acres of garden and sumptuous woodland
- ◆ Multiple holiday lets and a residential dwelling within the grounds
- ◆ Large restaurant and kitchen onsite
- ◆ Tranquil silent pool amongst manicured gardens

## Location

The Manor is situated at the end of a long, sweeping driveway, in a secluded location on the outskirts of the picturesque harbour town of Ilfracombe. Located within close proximity of the North Devon coastline, with various beaches, coves and the renowned South West Coastal Path on your doorstep. A short drive



away you will find Exmoor National Park, renowned for its undulating moorland and pastures, bisected by rivers and streams running down deep wooded combes to the Bristol Channel. The area offers a variety of activities and pursuits, and benefits from a vibrant tourist trade all year-round.

## The Property

Chambercombe Manor is Grade II star listed and is made up of a variety of buildings and scenic spaces that really are quiet breath taking. All of which have their own stories and tales to tell. While the original Manor itself is undoubtedly the star attraction the estate also includes; a large tea rooms that has previously been utilised as a restaurant, five holiday let cottages of differing shapes and sizes, a detached three bedroom residential cottage, a shop and office with development potential, a large toilet block with additional storage, a row of three garages/tool sheds, a large laundry room with further development potential, an idyllic pond, a delightful internal courtyard and a secret garden. Everywhere you turn this property offers incredible scenery and historical features. Upon approaching the Manor there are two conveniently positioned car parks as well as an over flow car park providing an ample space to accommodate all vehicles.



## Mileages

Ilfracombe Harbour - 1 mile  
Barnstaple - 10 miles  
Woolacombe - 7 miles  
Exmoor National Park - 10 miles



## The Manor

Surrounded by close to three acres of garden and approximately 6 acres of lush, fertile woodland, the Manor boasts over 900 years of historical significance. From wreckers, secret tunnels, hidden bodies and even Lady Jane Grey, the '9 day Queen of England', the Manor has a varied and captivating history. First mentioned in the Domesday Book, the Manor House and surrounding buildings boast a rich array of architecture that has evolved through the centuries. Stepping through the front door is like being cast back in time, with a variety of historically relevant artefacts and items of furniture that accentuate the properties ages and beauty. The house contains eight immaculately kept, period rooms ranging from Medieval, Tudor and through to Victorian times. A truly breath-taking example of a period property with a wealth of stories from bygone times.



## Wisteria Cottage

A lovely three bedroom, two storey, detached cottage with a private rear garden and an abundance of original features. In recent years this property has traditionally been let out as a long term residential dwelling.

to accommodate the associated Grade II listing. Each holiday let manages to utilise the space available, and ensure the potential is maximised whilst not detracting from its history and charm. Quaint living spaces with modern conveniences ensure the dwellings appeal to all parties.

## Holiday Let Dwellings

The five holiday let offerings on site have been sympathetically renovated

**Courtyard Cottage (Sleeps 5)** - Tucked to one side of the Manor House. The property offers an excellent living space and private courtyard backing onto the secret garden.

**Fuchsia Cottage (Sleeps 5)** - A split level cottage that forms part of the original Manor. Charming kitchen.

**Laurel Dene Cottage (Sleeps 3)** - Boasts its own private courtyard and scenic river views.

**Rose Cottage (Sleeps 5)** - Also forming part of the original house, Rose cottage is split level and retains an abundance of character.



Hayloft Cottage (Sleeps 6) - Located above the tearooms, this dwelling offers the most spacious living of the five and benefits from incredible views from every vantage point.

### Tearooms

The fantastic building offers the chance to really put your mark on this historic site. Located next to the large pond, the tearooms boast a pleasant outlook over the grounds and surrounding countryside, seating up to 45 people internally and many more externally in the sheltered courtyard. Whilst currently operating as a tearoom for visitors, the space could offer the new owners the opportunity to run a variety of enterprises and potentially accommodate weddings and various other functions or a high-end restaurant. The property is fully licenced to sell alcohol and serve food.

### Gardens and Grounds

The surrounding gardens and woodland sit nestled in the valley and feature a variety of established foliage and shrubbery. Bordered by a running river the gardens incorporate the silent pool and a tranquil tree lined area with exceptional views. The water gardens are reached by descending the stone steps and crossing the quaint wooden bridge, where wildlife and natural flora can be discovered. A gardener's paradise, the lush and fertile gardens feature manicured lawns, aromatic herb gardens

and centuries old trees that hold a history of their own.

### Communications

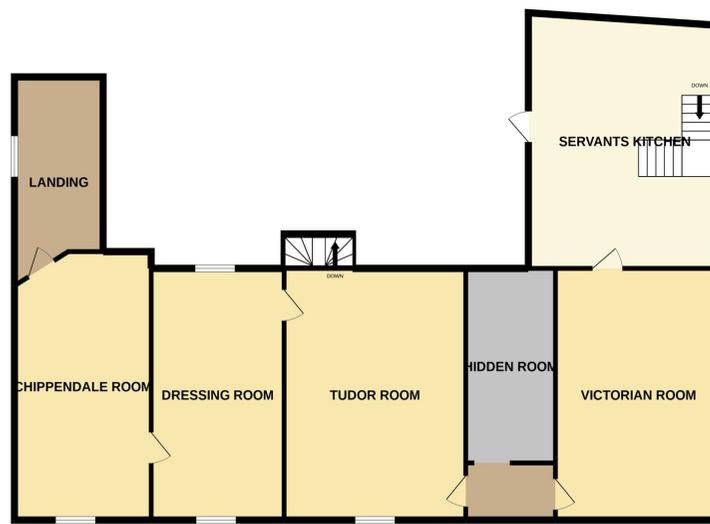
The area can be accessed from Junction 27 on the M5 Motorway, and then along the A361 North Devon Link Road.

The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter. Tiverton Parkway mainline railway station can be reached in about an hour by car and offers rail services to London Paddington in around 2 hours.





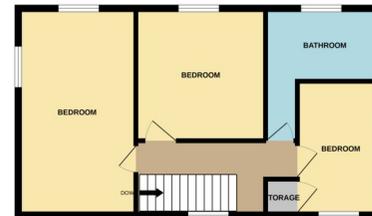
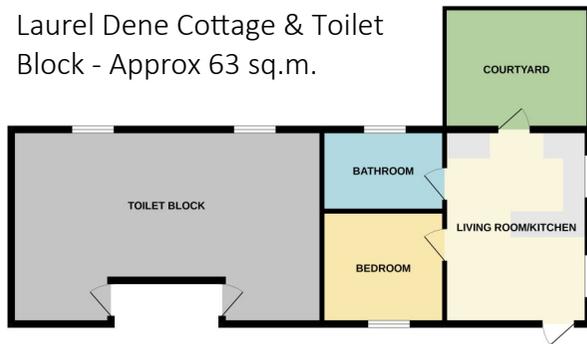
The Manor and associated buildings - Approx 315 sq.m.



Tearooms - Approx 72 sq.m.  
Hayloft Cottage - Approx 72 sq.m.



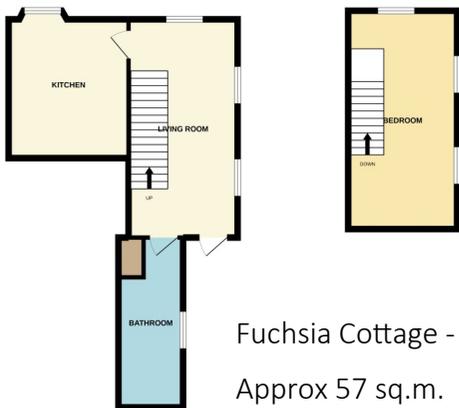
Laurel Dene Cottage & Toilet Block - Approx 63 sq.m.



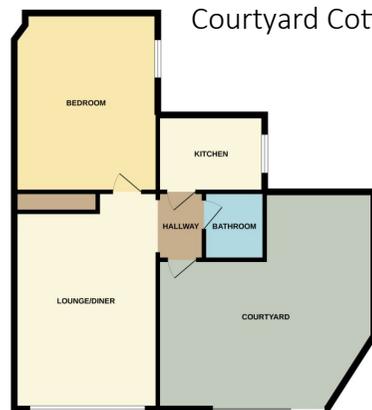
Wisteria Cottage - Approx 93 sq.m.



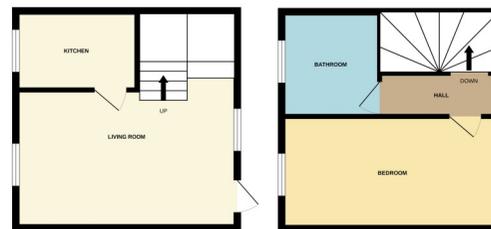
Gift shop, Office & Garages - Approx 150 sq.m.



Fuchsia Cottage - Approx 57 sq.m.



Courtyard Cottage - Approx 80 sq.m.



Rose Cottage - Approx 55 sq.m.



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