



MICHAEL ADEY
PROPERTY



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UPPER WILLESLEIGH
GOODLEIGH



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GOODLEIGH - DEVON

EX32 7NA

ABOUT THE PROPERTY

Upper Willesleigh is a smart Grade II Listed Georgian country house offering substantial and adaptable 5 bedroomed accommodation. Historically, the property formed part of a Gentleman's estate. Whilst attached, both properties feel very individual, with separate entrances affording their own privacy and seclusion. Set amongst unspoilt countryside, with a backdrop of mature woodland, the property enjoys a rural yet accessible position just 0.5 mile from Goodleigh, 1.5 miles from Landkey and 3.3 miles from the town of Barnstaple.

Approached from a country lane, a gated entrance opens onto the sweeping driveway providing ample parking and turning area at the front of the property. A useful detached stone outbuilding is to the side of the drive and a log store containing the oil tanks adjoining the dwelling.

The mature attractive gardens offers a variety of large lawned and wooded areas and orchard, all enjoying some superb countryside views. The gardens and grounds in all, extend to about 1.77 acres, appealing to a wide range of interests.

For layout and approximate room measurements please see the enclosed floorplan.





THE ACCOMMODATION

This elegant home offers period charm and Georgian features with well proportioned rooms and accommodation arranged over two floors plus an attic room. On the ground floor, the vestibule leads to the entrance hall and to a superb sitting/drawing room with impressive feature curved bay window and period fireplace housing a woodburning stove. There is a separate living room leading through to the large open-plan kitchen/dining room re-designed by the current vendors to a high standard with built in appliances, quartz worksurfaces and large island. French doors lead out to a pretty walled courtyard area. A inner hall leads to a useful ground floor shower room. The main hall continues through to a large reception room currently used as a study, which could also be used as a ground floor bedroom/small annexe, if required, as there is a utility/boot room adjoining with separate entrance. On the first floor are four large double bedrooms all enjoying pleasant aspects, the master with en-suite bathroom, a separate family bathroom and additional shower room. A further stairwell leads to the attic room with skylight window and below eaves storage.

THE AREA

Upper Willesleigh is surrounded by beautiful unspoilt countryside with some impressive far reaching views. The pretty village of Goodleigh boasts a parish church, primary school, village hall and public house. Barnstaple, the regional centre, provides a wide range of everyday facilities, services, shops and public houses together with primary and secondary schooling. The well-known coastline of North Devon is easily accessible and features a great variety of sandy beaches, lots of trekking terrain, and chances for water sports.





Goodleigh - **0.5 miles**
Landkey - **1.5 miles**
Barnstaple - **3.3 miles**
Exmoor National Park - **11 miles**



Goodleigh Primary - **0.5 miles**
Landkey Primary - **1.5 miles**
Barnstaple Schooling - **3.3 miles**
West Buckland - **5.3 miles**



Instow Beach - **13 miles**
Saunton Sands - **10 miles**
Westward Ho! - **13.3 miles**
Croyde Bay - **14 miles**
Woolacombe & Putsborough - **16 miles**



Barnstaple Station - **3.3 miles**



A361 North Devon Link Road - **1.6 miles**
Junction 27 (M5) - **34 miles**



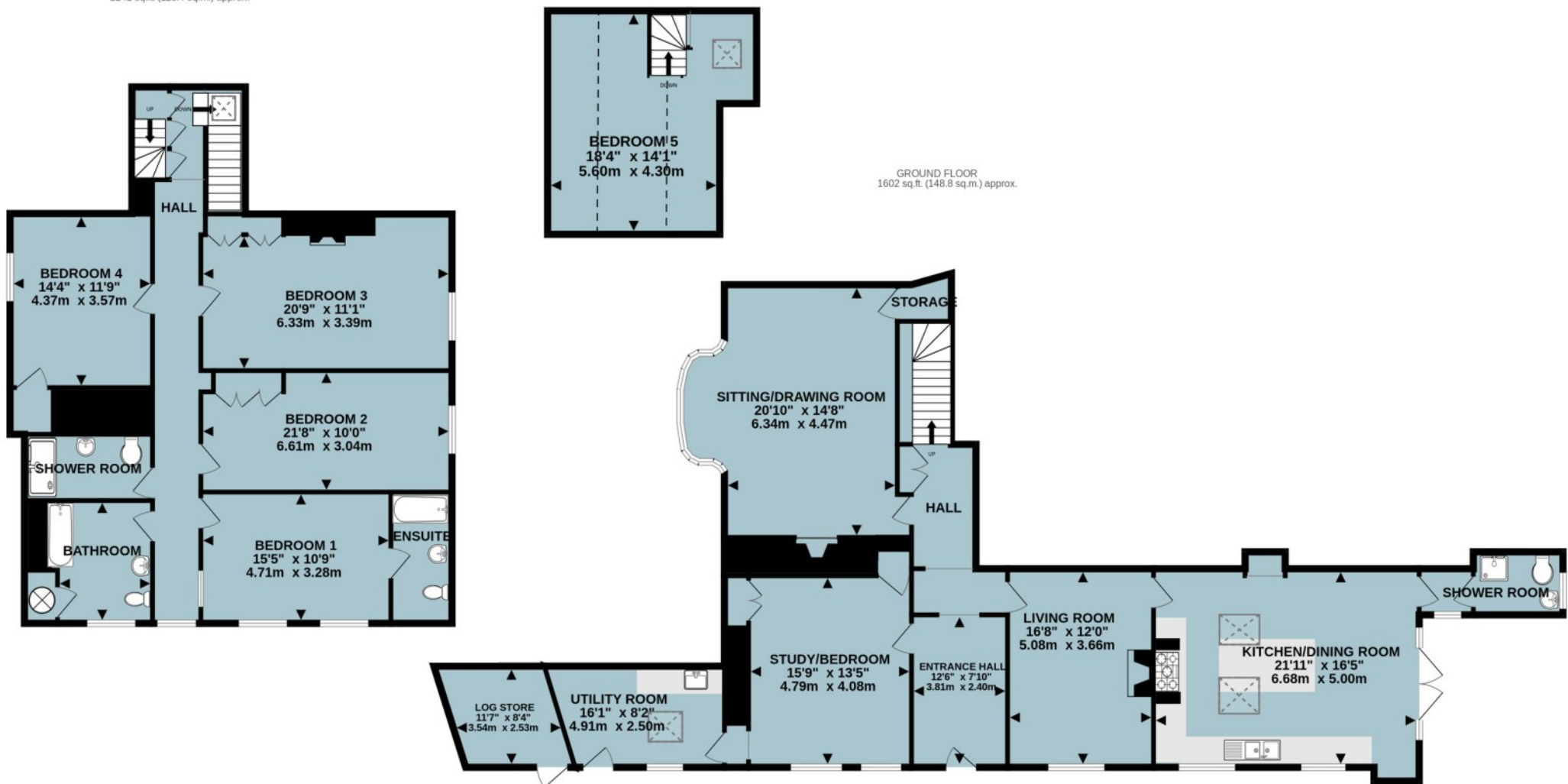
Exeter Airport - **51 miles**
Bristol Airport - **8 miles**





SECOND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

FIRST FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA : 3126 sq.ft. (290.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Oil fired central heating. Drainage to a shared septic tank system.

North Devon Council – Band F (approx. £3,700 per annum)

EPC - Exempt

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](https://www.ofcom.gov.uk)



IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly.

A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.





DIRECTIONS

Leave Barnstaple via Bear Street onto Goodleigh Road signed Bratton Fleming and at Crookmans Corner Cross turn right signed Westacott and Maidenford. After about 1.5 miles and at Willesleigh Cross turn left signed Goodleigh. Follow the lane for 0.2 of a mile and upper Willesleigh is on the left hand side.

What 3 Words Location - [///pinging.budding.mailings](http://pinging.budding.mailings)

Property Reference #RS0802

VIEWING & CONTACT

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