



ST RUMONS

Romansleigh - Devon



ST RUMONS

Romansleigh - South Molton - Devon - EX36 4JP

South Molton 4.2 miles; A361 North Devon link 5 miles; Barnstaple 15 miles; Tiverton 19 miles; Exeter 27 miles



A substantial Grade II listed former rectory enjoying a private and secluded village position set in beautiful large gardens and grounds, incorporating a range of adaptable traditional outbuildings, orchard and pasture paddock. In all about 2.92 Acres, available as a whole or in 2 lots.

Freehold Guide Price £845,000 as a whole



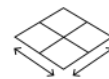
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10



6



2.92 Acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon, EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

Nestled on the edge of the peaceful rural village of Romansleigh, St. Rumons is an impressive and imposing Grade II listed former rectory, offering elegance, privacy, and an enduring sense of heritage. Beautifully positioned within approximately 2.9 acres of mature gardens and grounds, this substantial family home presents a rare opportunity to acquire one of North Devon's notable period residences.

DESCRIPTION

Having been in the ownership of the current vendors family for approaching 50 years, the sale of St Rumons offers an extremely rare opportunity to acquire a substantial and beautifully situated former rectory enjoying a peaceful village setting in a tucked away and yet accessible part of picturesque North Devon. With its rich history, classic elegance, and the space and seclusion so sought after in today's market, St. Rumons represents a truly special opportunity. Whilst the accommodation would now benefit from a programme of updating and refurbishment, the property offers exceptional character and appeal, presenting a wonderful opportunity as a full-time family home, country retreat, or for sympathetic enhancement to suit individual tastes.

Dating back to the mid 19th century, this Grade II listed Regency style house displays the symmetry, generous proportions, and classic architecture typical of the era. Its beautifully proportioned family accommodation exhibits high ceilings, tall sash windows many with original shutters, and refined interior spaces creating a welcoming home ideally suited to both comfortable family living and gracious entertaining. An earlier service wing and stable yard adjoin to the rear which, whilst now requiring restoration and improvement, may be suitable, subject to any necessary planning/ listed building consent, for the creation of additional accommodation, studios, offices or workshops.

The house is set in beautiful mature gardens and grounds, enjoying exceptional privacy, with the benefit of a tree lined, gravelled driveway, ample parking, a kitchen garden, orchard and a versatile pasture paddock ideal for those with equestrian interests. In total St. Rumons extends to about **2.92 Acres** and is offered for sale as a whole, or in 2 lots, as detailed within these sale particulars.





LOT 1 - ST RUMONS SET IN ABOUT 1.51 ACRES

THE MAIN HOUSE

A substantial and characterful detached Grade II listed family home of traditional construction with rendered elevations beneath a slate roof, the main part dating from the 1860's, with an earlier service wing and former stable yard adjoining to the rear. The house provides beautifully proportioned rooms, abundant period features, and generous natural light throughout.

Steps up to the front door with double doors lead into a welcoming entrance hall containing a walk-in cloaks cupboard and a separate downstairs cloakroom. Part glazed double doors lead through into a grand main hall with original detailing, lots of natural light and the main stairs rising and turning to the first floor. The study has an ornate carved stone fireplace, whilst an elegant double aspect sitting room boasts a marble fireplace inset with a wood burning stove. A further large dining room, ideal for entertaining, also has a marble surround open fireplace, with a door out to a walk-through shelved understairs store cupboard. All of the formal reception rooms boast magnificent sash windows enjoying lovely views over the gardens.

The charming farmhouse style kitchen/breakfast room forms the heart of the home and contains a range of fitted units, with work surfaces and integrated modern conveniences, including a Neff four ring ceramic hob with extractor hood over, an eye level oven and grill, and a microwave. A large fireplace recess has been inset with an Esse oil-fired stove. Rear stairs lead up from the kitchen to the rear landing. From the main hall an inner lobby, currently used as a utility area with extensive built-in cupboards, links to the games room, which also has a large fireplace recess into which the Grant oil-fired boiler has been set. The games room is believed to have been the original kitchen, off which are situated two former service rooms, currently used as a store room and gym respectively. A rear entrance hall is situated between the kitchen and games room, leading out to a cobbled rear entrance passage with an original hand pump and stone water trough. A door leads from here out to the cobbled rear courtyard.

On the first floor a spacious main landing and a further inner landing serve seven large double bedrooms, three of which benefit from en-suite facilities, with a family bathroom and separate shower room. A small rear landing completes the first floor accommodation, providing access to the rear stairs.

For approximate room dimensions and layout please refer to the floor plan contained within these sale particulars.

THE SERVICE WING AND FORMER STABLE YARD

Adjoining the main house to the rear is an earlier service wing, part of which has previously been occupied by the family as ancillary accommodation, although in recent years this part has been utilised primarily for storage purposes and would now benefit from updating. The accommodation is arranged over two floors with a door from the covered rear passage leading into a former secondary kitchen containing a fireplace recess with a bread oven and original water heating 'copper' to one side. Stairs lead up to a small first floor landing serving a range of rooms comprising three former bedrooms, a living room and shower room. The first floor connects to the main house via a door from the half landing on the rear stairs. On the ground floor, adjoining the secondary kitchen, are two log stores.

Further adjoining the above is a two storey wing linked by a covered and part cobbled vehicle access with double timber doors and a car port opening to an external tarmac storage area to the rear. Situated off the car port is a large lean-to workshop.

A ground floor office, with a tiled floor and fireplace recess, has timber stairs leading up to a lovely large first floor studio with a vaulted ceiling and exposed roof timbers. This adaptable space enjoys an abundance of natural light and benefits from its own cloakroom. The remainder of the ground floor is taken up by a garage with double timber sliding doors opening to the main car parking area.

OUTSIDE

St. Rumons is approached from the quiet village lane via a sweeping and tree lined entrance drive. From here access through smart stone pillars is provided to the rear cobbled courtyard, with a spur off leading into a large parking area with space for up to 10 cars. The large gardens offer extensive lawns, mature planting, and specimen trees, perfect for outdoor entertaining. To the side of the house, a gravelled path has a door leading out to the village. A path off the entrance drive opens onto a further large lawned area with a small orchard at the far end and a purpose built kitchen garden, ideal for home produced fruit and vegetables.

The property sits proudly within its gardens and grounds, with Lot 1 extending in total to about 1.51 acres, providing privacy, tranquillity, and the quintessential feel of a Devon rectory.

LOT 2 - PASTURE Paddock EXTENDING TO ABOUT 1.41 ACRES

Situated immediately opposite a gateway leading out from the orchard, is a pretty, principally level, traditional pasture paddock contained within hedged boundaries. This field may be ideally suited for equestrian, smallholder, conservation, or other amenity uses.



SITUATION

St. Rumons enjoys an idyllic village setting nestled next to the church, from where the property's name originates. Despite Romansleigh's rural setting, the village enjoys easy access to the surrounding districts and further afield. The bustling market town of South Molton provides an excellent range of everyday services including shops, schools, restaurants, a Sainsbury's supermarket, health centre, recreational facilities, a community hospital and a national award winning twice weekly pannier market. From South Molton the A361 North Devon link road provides access to the larger regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27).

The property lies in the beautiful band of countryside between



Exmoor and Dartmoor, a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Exmoor to the north offers beautiful moorland scenery with many foot and bridle paths, whilst the North Devon coast is easily accessible with lovely sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

DIRECTIONS

From South Molton, head south for about 3 miles on the B3137 towards Witheridge and Tiverton. After passing through the village of Alsweat remain on the B3137 for a further 1.5 miles and then take the

right hand turn signed 'Romansleigh 1'. Follow this road for just over a mile and on passing through the small village the entrance to St. Rumons will be seen as the next entrance on the right hand side after passing the church.

What3Words:- For the exact location download the App and enter:- **seashell.pranced.cocktail**

Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.



Denotes restricted
head height

St. Rumons, Romansleigh, South Molton, EX36 4JP

Approximate Area = 7254 sq ft / 673.9 sq m (excludes stores / log stores)

Limited Use Area(s) = 137 sq ft / 12.7 sq m

Outbuildings = 1053 sq ft / 97.8 sq m

Total = 8444 sq ft / 784.4 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Greenslade Taylor Hunt. REF: 1441319





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FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Greenslade Taylor Hunt. REF: 1441319



GENERAL REMARKS

TENURE & POSSESSION

Freehold with vacant possession available upon completion.

SERVICES & OUTGOINGS

The property benefits from mains electricity and mains water. Drainage of the house is to a private system. Local Council Tax on the house, Band G, together with the usual service and environmental charges.

TOWN & COUNTRY PLANNING

The house is Grade II listed. There may be scope for prospective purchasers to consider other alternative uses within the service wing and stable yard, subject to obtaining any necessary planning/ listed building approval.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

The property is offered and as far as required by the Vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

IMPORTANT NOTICE

Greenslade Taylor Hunt and their clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for

making their own enquiries in this regard.

ADDITIONAL INFORMATION

Broadband: There is copper broadband available with a download speed of 21mbps and upload speed of 1mbps. (Based on Openreach data).

Mobile Coverage: Outdoor coverage available via EE, O2, Three and Vodaphone. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (Based on Ofcom data).

Flooding: The property is in an area at a very low risk of flooding from River/Sea and surface water (defined as the chance of flooding each year as less than 0.1%)(Gov UK data).

HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. All persons viewing the property are asked to observe the country code and close all gates.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond

either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

Ref: STM250294



