

Established



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*13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881*

*Email: newtonabbot@rendells.co.uk*

**REF: DRN1099**

**OWLACOMBE HOUSE  
SIGFORD,  
BICKINGTON, NEWTON ABBOT**

**CURRENTLY PART OF THE “OWLACOMBE MINE ESTATE” THIS STYLISH AND PRIVATE COUNTRY HOME STANDS IN APPROXIMATELY 12 ACRES ON THE SOUTHERN EDGE OF DARTMOOR NATIONAL PARK**



**MAIN HOUSE WITH COVERED AL FRESCO DINING AREA LINKING THROUGH TO A 1 BEDROOM GUEST COTTAGE, SEPARATE GARAGE COMPLEX WITH DOUBLE GARAGE PLUS WORKSHOP AND OFFICE /STUDIO ABOVE, PARKLAND GROUNDS AND WALLED COURTYARD GARDEN (IN ALL APPROX 12.0 ACRES), SPECTACULAR MOORLAND VIEWS. CONVENIENT YET SECLUDED LOCATION.**

**PRICE GUIDE IN EXCESS OF £850,000**

## **Owlacombe House Sigford Bickington NEWTON ABBOT**

### **DESCRIPTION:**

Designed and built in 1995 for the current owner whose family have owned the property since 1960, Owlacombe House is regarded by those who know it as one of the most attractive properties in the area.

Every aspect of the design of the house is geared towards the comforts and practicality of modern living and yet the property sits in harmony with its surroundings. The exterior is of a particularly clever design as the elevation overlooking the parkland reflects that of a substantial modern country house, while the elevation from the walled courtyard garden reflects that of a dartmoor cottage, showcasing how a contemporary property can sympathetically sit in a parkland landscape.

Internally, the rooms are all of sensible proportions and are again complimented by quality fixtures and fittings. In every part of the main house, one is struck not only by the intelligent use of space and situation used to create a highly desirable and comfortable family home but also by the attention to detail of every aspect of the property's design including the use of triple glazed Scandinavian windows with all but one affording a view of the skyline allowing for maximum natural light and a self acting Passive Stack System optimising and balancing fresh air within the living environment.

Outside the house is approached via a sweeping driveway running up through the Parkland to a parking area for several vehicles and the garage complex and then through an arched gateway in to the courtyard garden and to the front door.

### **SITUATION:**

Owlacombe House is privately positioned and is not identifiable from the lane. The property nestled in the bowl of the valley beneath Halsanger Common on the Southern slopes of Dartmoor is readily accessible to the A38 (for Exeter, Plymouth and the M5) and within easy reach of the towns of Ashburton, Newton Abbot and Bovey Tracey.

### **DIRECTIONS:**

Approaching from Newton Abbot at Bickington continue on to the bridge over the A38 taking the right hand turning sign posted Sigford and Widecombe. Follow the lane for approximately a mile and a half passing through the small hamlet of Stormsdown, as you start to drop down the hill the next crossroads will be Owlacombe Cross, turn right and follow the lane through the first community of cottages and Owlacombe Farm, after approximately a quarter of a mile the entrance to Owlacombe House will be found on the right hand side (identified by a substantial 19th century Ore Skip), turn right on to the track through the woodland and the entrance gate will be straight ahead.

If approaching on the A38 from the Plymouth direction take the Newton Abbot exit turning left towards Sigford and Widecombe. If approaching from the Exeter direction exit at Drumbridges taking the Liverton turning continuing straight on for approximately 4 miles and at the T junction turn right on to the bridge over the A38 and follow the directions as above.

### **The Accommodation with approximate measurements comprises:-**

Stone steps leading up to

## Owlacombe House Sigford Bickington NEWTON ABBOT

### **Entrance Porch:**

Natural stone facing under a Redland slate roof, front door with matching triple glazed side panels opening in to

### **Entrance Hall:**

Triple glazed window overlooking the side aspect, staircase to first floor, slate floor, deep skirting, school style radiator, part etched glazed casement door to

### **Cloakroom: 6'10" x 4'8" (2.08m x 1.42m)**

Pedestal wash hand basin, low level WC, radiator, cupboard under stairs, slate flooring.

Double casement doors with three quarter glazed panels opening from the Hall in to

### **Sitting Room: 22'4" x 12'9" (6.81m x 3.89m)**

A triple aspect room with window seats beneath the triple glazed windows at either end of the room, additionally triple glazed French doors open out on to the Al fresco Dining Area, the focal point of the room is a stunning granite fireplace and mantle with a slate hearth and recessed wood burner, deep skirtings, archway opening in to



### **Dining Room: 11'10" x 9'10" (3.61m x 3m)**

Triple aspect Bay with triple glazed windows each with deep sill and view over the Parkland grounds out to the moor, deep skirting, hardwood door to

### **Farm House Kitchen/Breakfast Room: 22'4" x 10'11" (6.81m x 3.33m)**

Part glazed casement door from the Entrance Hall, two double triple glazed windows with deep tiled sills, one overlooking the Parkland and valley the other overlooking the courtyard gardens, tall tiled range recess with inset Aga, matching surround and mantle, range of wall and base units with natural wood work surfaces and drainer, inset Belfast sink, integrated dishwasher and fridge/freezer, central Island unit with natural wood work surface, inset ceramic hob and Bauckneht oven, drawers and cupboards, slate flooring, hard wood door to

### **Pantry: 6'4" x 5'0" (1.93m x 1.52m)**

Fully tiled having high shelving and a horseshoe shaped work surface below with further shelving beneath, slate flooring.

Second hardwood door with leaded light glazed panel opening in to

## Owllacombe House Sigford Bickington NEWTON ABBOT

### **Utility Room: 11'0" x 6'6" (3.35m x 1.98m)**

Two triple glazed casement windows overlooking the drive and parkland, tiled work surface with stainless steel bowl and mixer tap over, cupboard below, space and plumbing for washing machine beneath tiled work surface and tall cupboard adjacent, Worcester "Danesmoor" oil fired boiler for central heating and domestic hot water, loft access, extractor fan, deep skirtings, slate flooring, mat recess and hardwood door to outside.

From the Entrance Hall the staircase rises to

### **Landing: 19'8" x 9'8" (5.99m x 2.95m)**

Triple aspect bay with triple glazed windows and deep sills overlooking the Parkland grounds and out to the moor, double radiator, door to shelved Linen cupboard with radiator, doors to principal rooms and large loft hatch and ladder opening to

### **Attic Space:**

Divided into two separate rooms designed with the intention of creating a master suite (subject to usual consents) as there is ample room on the landing to accommodate the staircase and the roof was we understand designed to allow for Velux windows.

### **Room 1: 23'0" max x 21'3" (7.01m max x 6.48m)**

Fully boarded, power and light, door to

### **Room 2: 23'0" max x 11'1" (7.01m max x 3.38m)**

Fully boarded, power and light, cupboard housing, hot water cylinder and water tank.

### **Master Bedroom: 14'5" x 12'10" (4.39m x 3.91m)**

Two triple glazed casement windows with deep sills overlooking the courtyard garden and woodland behind, recessed double cupboard (concealing double radiator) with shelf and display shelf above, deep skirting, arch opening in to

### **En-Suite Bathroom: 7'8" x 7'8" (2.34m x 2.34m) plus Shower recess**

Two triple glazed windows affording a spectacular view out to the moor, bath on a raised plinth with a large mirrored panel behind reflecting light and enhancing the moor vista, 2 vanity units with wash hand basins and double cupboards beneath, archway with step up to shower cubicle and tray, low level WC.

### **Bedroom 2: 14'1" in to Wardrobe recess x 11'2" (4.29m in to Wardrobe recess x 3.4m)**

Two triple glazed windows with deep sills overlooking the courtyard garden and woodland behind, double radiator, deep skirting, door through to

### **Shower Room: 8'0" max x 7'8" (2.44m max x 2.34m)**

Two triple glazed windows with tiled sill overlooking the courtyard garden and woodland behind, shower cubicle and tray, vanity unit with inset wash hand basin, tiled surround and double cupboard beneath, low level WC with concealed cistern, shaver light, extractor fan, hardwood door to landing.

### **Bedroom 3: 11'10" 11'2" (3.61m 3.4m)**

Two triple glazed windows with deep sill affording a spectacular view out to the moor, two double wardrobe cupboards, radiator, deep skirtings.

## Owlacombe House Sigford Bickington NEWTON ABBOT

### **GUEST COTTAGE, GARAGE COMPLEX and GROUNDS:**

The property is approached through a timber five bar gate opening on to a sweeping driveway that leads through the Parkland grounds up to a gated and gravelled parking area for a number of vehicles with a stone wall to the rear having an arched gateway through to the Courtyard Garden and front door while to the side there is a Detached Double Garage with a Studio/Office area above and a large workshop to the side.

In all the grounds extend to approximately twelve acres that include not only the Parkland and Courtyard Garden but also a further area of landscaped garden with a 200 year old Oak, the Winterbourne Waterfall that flows down into an area known as "The Hidden Valley", a Blue Bell Wood, a Medieval Holloway (thought to be created from decades if not centuries of carts passing through) and an area the family affectionately refer to as "Fern Gulley" while to the right of the Entrance Gates there is a sizeable Paddock area that has been "Set Aside" for a couple of years.

Understandably given the location there is an abundance of wild life with Deer frequently seen on the Parkland below the house.



### **Double Garage: 19'0" x 18'4" (5.79m x 5.59m)**

Of rendered block cavity construction under a Redland slate roof, two double timber doors, personal door to the side with casement window adjacent, power and light, door to

### **Workshop: 19'0" x 10'2" (5.79m x 3.1m)**

Casement window to the rear aspect, latch door to the courtyard garden, work bench, half door to the front, power and light.

We understand that this building was built of cavity wall construction to the Building Regulations in force at that time which subject to planning could well allow for conversion to a further guest cottage or other use.

To the rear of the garage (approached from inside the courtyard) a staircase with a wrought iron balustrade leads up to a latch door opening in to

### **Studio/Office: 19'0" x 18'4" (5.79m x 5.59m)**

Two Velux windows to the rear aspect overlooking the woodland, power and light (again this room has potential to be converted in to additional accommodation subject to the necessary approvals).

**Note:** Beneath the staircase there is a useful Kennel/Storage area.

## Owllacombe House Sigford Bickington NEWTON ABBOT

### Courtyard Garden:

Enclosed by stone and granite walls, laid to lawn with raised shrub beds and a spring fed ornamental pond with steps up to the upper lawn and terraces to the left and an adjacent gravelled seating area with sunken Roasting Pit to the far side.



A paved stone pathway runs in front of the house leading across to a second gateway out to the landscaped lawns and "Great Oak" and passing in front of the

### Al Fresco Dining Area: 24'11" x 12'2" (7.59m x 3.71m)

Open faced with brick paved floor, beamed ceiling and stone walling to the rear with stone hearth and barbecue with flue over, triple glazed French doors from the lounge to the right and on the left a stone step up to a part glazed casement door opening in to the Lounge.



### Guest Cottage:

A period building that was the original cottage on the site.

### Sitting Room: 13'5" max x 11'2" (4.09m max x 3.4m)

Double glazed casement windows to the side aspect overlooking the landscaped lawns to the "Great Oak" with window seat beneath, exposed beams to the ceiling, staircase to first floor with under stairs cupboard, tongue and groove latch door to

### Shower Room:

Double glazed casement windows with outlook over the Parkland and out to the moor, double wide shower and tray, pedestal wash hand basin with tiled splash back, low level WC, shaver socket, extractor fan, electric wall heater, exposed beams to the ceiling, ceramic tiled floor.

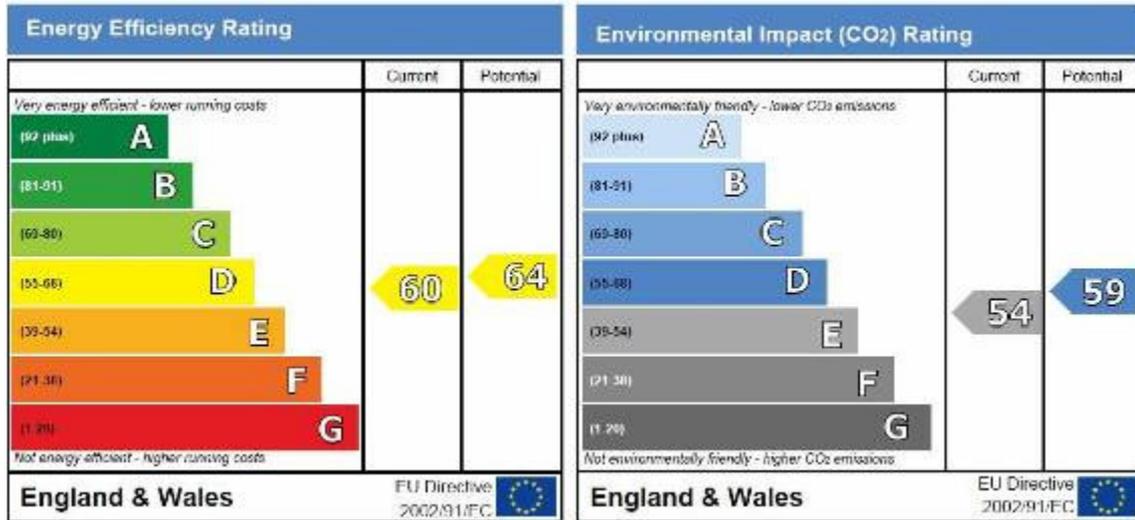
Staircase with recessed display ledge rising to

## Owllacombe House Sigford Bickington NEWTON ABBOT

### Bedroom: 15'5" x 11'2" (4.7m x 3.4m) including landing

Single glazed casement windows to the front and side aspects overlooking the Courtyard Gardens and the landscaped lawns to the "Great Oak", display shelf, exposed beams and "A" frames, double storage cupboard.

### Energy Performance Certificate:



**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

### THE PROPERTY MISDESCRIPTIONS ACT 1991

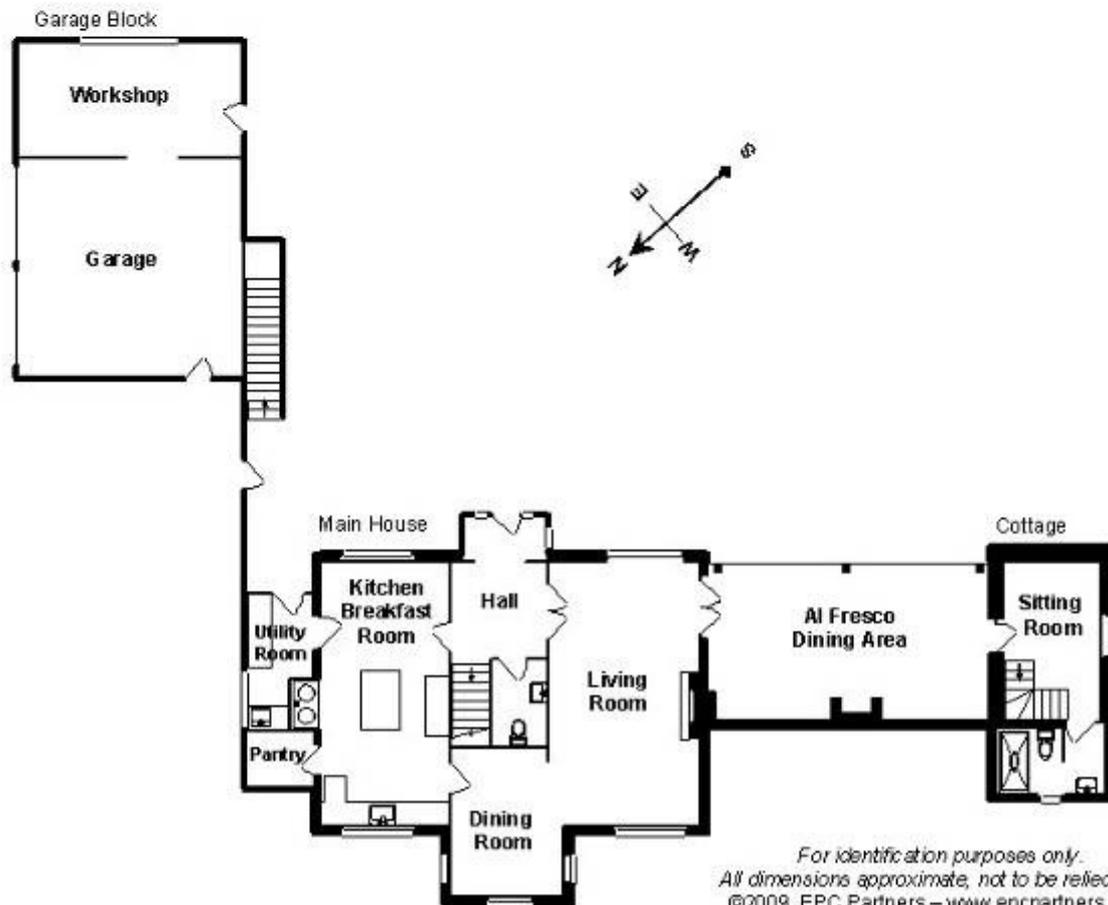
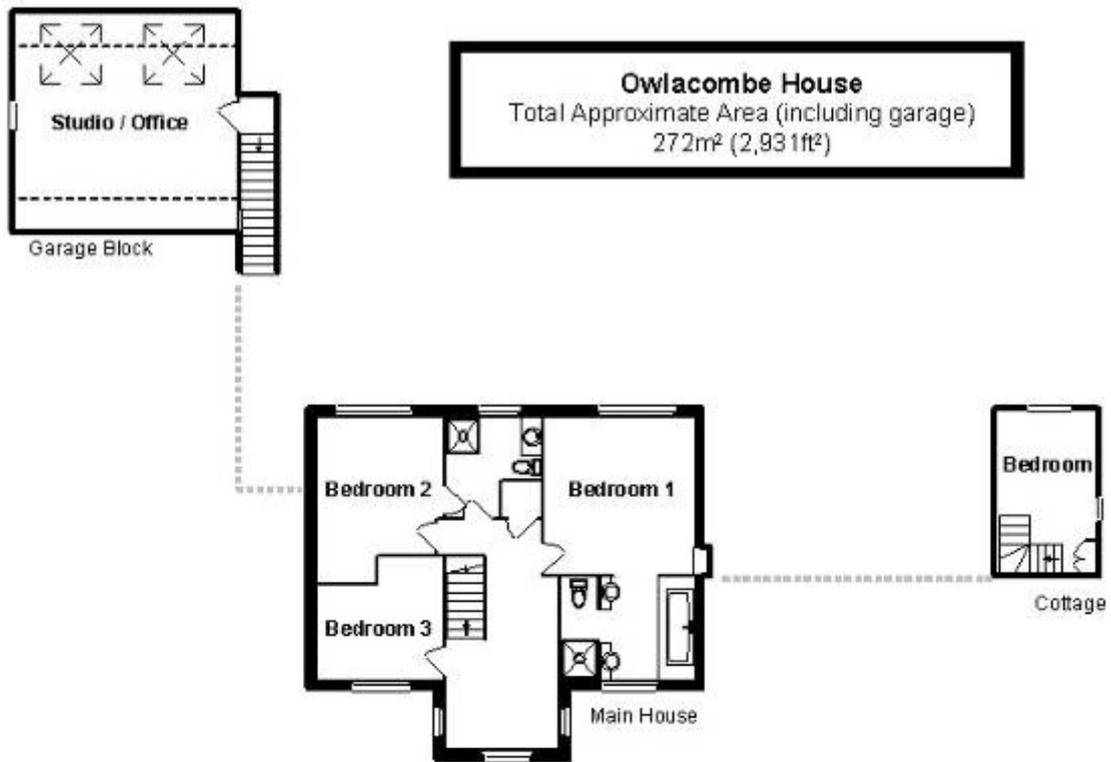
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# Owlabcombe House Sigford Bickington NEWTON ABBOT



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