



GOGLAND MANOR
NOMANSLAND, TIVERTON, DEVON

JACKSON-STOPS 

GOGLAND MANOR
NOMANSLAND, TIVERTON, DEVON

A SPACIOUS AND LIGHT FIVE BEDROOM PROPERTY WITH
15.3 ACRES OF GARDENS AND PADDOCKS AND ABOUT
2,000 SQ FT OF OUTBUILDINGS



DISTANCES (approximate)

TIVERTON 7 MILES

M5 14 MILES

EXETER 22 MILES

SUMMARY

- Dining room/entrance hall
- Drawing room
- Sitting room
- Kitchen
- Breakfast room
- Pantry/laundry
- Boot room
- Cloakroom
- Master bedroom suite with dressing room and en suite bathroom
- Four further bedrooms, two en suite
- Family bathroom
- South-facing gardens
- Vegetable garden
- Garage
- Tennis court
- Log store
- Stabling
- Agricultural barn
- Paddocks and Culm grassland

IN ALL ABOUT 15.3 ACRES



LOCATION

Gogland Manor is set in the heart of the beautiful mid Devon countryside, occupying a peaceful rural position. The property is ideally located for those who wish to enjoy a rural location, yet is situated just 7 miles from Tiverton and 22 miles from Exeter. Tiverton has a comprehensive range of shopping facilities including a number of supermarkets, banks, a hospital, leisure centre and 18-hole golf course. There are schools for all ages, including the well-regarded Blundell's School and Preparatory School. Tiverton Parkway station provides regular services to London Paddington in a little over 2 hours. The M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall, to the south and Bristol and London, to the north and east.

Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

DESCRIPTION

Gogland Manor is a charming, detached, period property, believed to originate from the 15th century farm which was sold from the Cruwys Estate in the late 17th century. Notably for a property of this age, the house remains unlisted, but it has retained its charming character features, including open fires, heavily beamed ceilings and French doors leading out to the south facing gardens. The light and spacious kitchen/breakfast room is well-equipped with a 4 oven Aga.



Upstairs, there are five well-proportioned bedrooms, each south-facing with lovely views of the gardens and the countryside beyond. The double aspect master bedroom suite has a dressing room area, an oriel window and an en suite bathroom with a cast iron bath.

OUTSIDE

Gogland Manor has a parking area adjacent to the property, with space for a number of vehicles. The attractive gardens include a large, level lawn bordered by mature hedging and established flowerbeds. There is a south-facing terrace adjacent to the house, ideally placed for enjoying the views and for outdoor dining.

A vegetable garden lies within the grounds, as well as a wildlife pond. There is also a well-maintained hard tennis court. Beyond the gardens and with their own separate access by the farm buildings are four level, well-fenced paddocks. One of these paddocks is now designated as rare Culm Grassland, meaning that it is an unimproved grass meadow with many species of flowers and grass, never having had weed killer or fertiliser applied to it.

OUTBUILDINGS

There are a number of outbuildings, including a large agricultural barn providing stock handling facilities, stabling and pens with a yard. There is also a garage with an attached wood store.

DIRECTIONS

From Exeter, follow Cowley Bridge Road in the direction of Crediton/Barnstaple/Tiverton. At the roundabout, continue straight onto Stoke Road/A396 towards Tiverton. Follow the A396 for approximately 12 miles, passing through the village of Bickleigh, into Tiverton. At Tiverton, cross the first two roundabouts, and at the third, turn left. Turn right to follow the A3126. At the next roundabout, take the 1st exit onto Leat Street/B3137 and then take the second left to stay on the B3137. Proceed for approximately 7 miles. The driveway for Gogland Manor is on the left hand side, signposted 'Gogland'.

SERVICES

Oil fired central heating. Private drainage. Mains electricity and water. **Broadband:** The property benefits from speeds of between 50 and 70 Mbps. **EPC Rating:** F.

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP. Tel. 01884 255 255.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden



ornaments etc. are specifically excluded but may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Jackson-Stops. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

RIGHTS OF WAY

Gogland Manor has a Right of Access over the driveway serving the house which is owned by a neighbouring property.

For sale by private treaty with vacant possession upon completion.



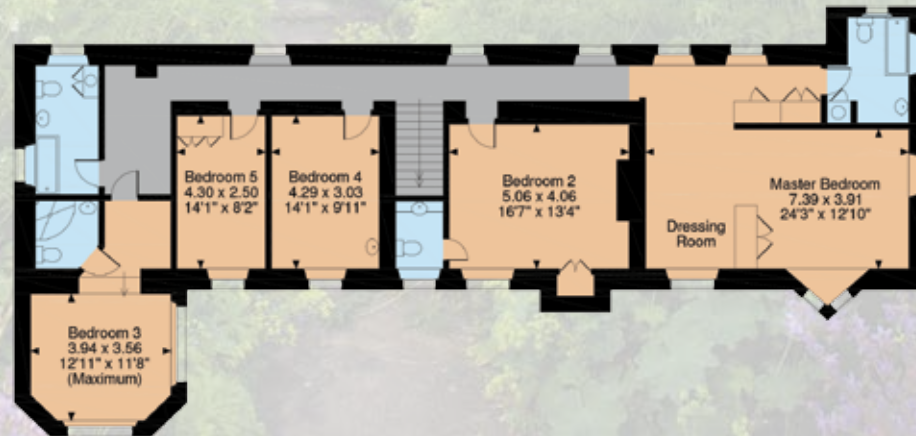
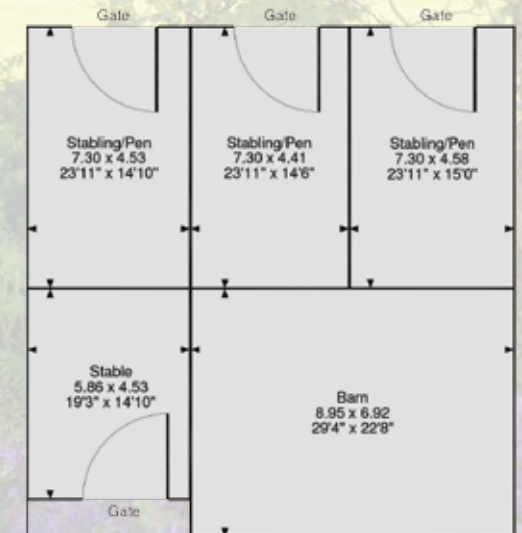
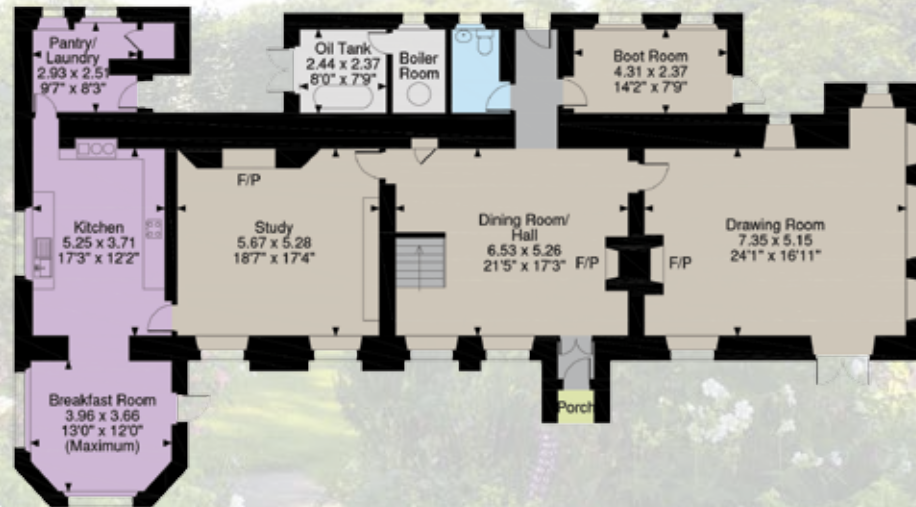


Main House internal area 3,876 sq ft (360 sq m)
 Garage/Log Store internal area 437 sq ft (41 sq m)
 Barn/Stables internal area 2,040 sq ft (190 sq m)
 Total internal area 6,353 sq ft (590 sq m)



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NB. This Floor Plan is for illustrative purposes only.
 All dimensions are approximate.



EXETER

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