



LEIGH BARTON

CHURCHSTOW, NR KINGSBRIDGE

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DEVON TQ7 4AG

A magnificent and historic Grade I Listed Devon Barton dating back to 1120, with outstanding original features and set in 11 acres of custom designed landscaped gardens, established kitchen garden and land. Two holiday cottages. Attached to the main house; a 15th Century range of architecturally outstanding and fascinating buildings called The Ranges. A separate and perfectly preserved Gatehouse.

MILEAGES

Kingsbridge 2 miles

Salcombe 7 miles

Totnes 12 miles

Plymouth 15 miles

Exeter 35 miles

A38 8 miles

(distances are approximate)





Accommodation

MAIN HOUSE

Ground floor. Porch with stone seating. Cross passage hall, drawing room with feature fireplace and remains of an Elizabethan oak screen, 14th century beams, dining room with original fireplace and similar beams, study, wet room and toilet, kitchen/breakfast room with Aga, laundry/utility room, toilet and cloakroom.

First floor. Access via spiral staircase and secondary staircase. 4 bedrooms, dressing room/bedroom 5, en-suite bathroom, shower room. 1 bedroom is in the Ranges with original stone medieval windows, now glazed.

THE RANGES

Approximately 1,990 sq. ft. on 2 floors.

Open outside stone staircase with largely original oak open pillared balcony providing access to first floor. 2 large chambers with high church style beamed roofs. Large cinquefoil windows. Garderobes. Original beams. One chamber now used as a library the other as a party room with stage. Inside access also via corridor from main house.

Ground Floor providing a semi-basement wine cellar (was medieval kitchen) of perfect storage conditions and a large workshop/storeroom. Door to utility room in main house.

THE COTTAGES

Leigh Barn: Over 2 floors; sitting room, fitted kitchen, 2 bedrooms both en-suite (about 1,340 sq. ft.)

Leigh Poundhouse: Over 2 floors; fitted kitchen, sitting room, 2 bedrooms and bathroom (about 860 sq. ft.). Small private garden.

The Gatehouse: Spiral staircase leading to room over archway. Garderobe. Fireplace. Cock loft.

OUTBUILDINGS

Garage with generous parking,

GARDENS & LAND

Outstanding landscaped gardens with feature lake, was a medieval fish pond, kitchen garden, land bordered by stream. In all 11 acres.



Description

Leigh Barton main house is Grade 1 listed and is exceptionally unique dating back to Saxon times, as evidenced by excavations at the time of the English Heritage restoration which was total and lasted over 10 years ending late 1990's. The main house is dated to 1120, with later modifications. The extensions to the house, and the stand-alone gatehouse, date to approximately 1450-1475. These extensions are ecclesiastical rather than secular.

This was a Buckfast Abbey property until the dissolution. Its features, location and size suggest strongly that it was accommodation for pilgrims journeying from Buckfast to Santiago de Compostela in Northern Spain; one of the three most important pilgrim destinations in the late middle ages. Anyone familiar with Chaucer will think immediately of 'The Canterbury Tales'.

Post the dissolution Leigh Barton became a farm gradually sinking into obscurity, until the late 20th Century.

The two subsidiary Grade 2 listed cottages date back to the 18th century. The only later building works are an outside workman's toilet and a small study extension. All the buildings are arranged around 2 courtyards, formerly farm yards, which provide extensive parking. The Grade 1 and 2 buildings have up to date modern services and utilities, all part of the English Heritage restoration.

There are many fine, highly photogenic and exciting original features. As the property was owned and extended in the 15th century by Buckfast Abbey the style and structure of the buildings from that time are ecclesiastical, with Cinque foil window openings, and church style roofs. The rooms here are very large, and original in features and design.

The current owners have spent the last 5 years developing a highly praised garden, over 11 acres, to complement the buildings. These include a large fully functional greenhouse, an area following monastic principles of design and incorporating plants known to be in cultivation in England before the dissolution of the monasteries. There has been

extensive planting of specimen trees, roses, shrubs, damp loving plants for stream and pond, etc.

In summary, Leigh Barton is one of the most outstanding examples of currently inhabited, medieval architecture in private hands. It is truly beautiful.

Situation

Leigh Barton sits towards the bottom of a sheltered valley between the Avon Valley, Loddiswell and the small market town of Kingsbridge. Set away from main roads, it is particularly quiet and tranquil while surrounded by beautiful South Hams landscape, an Area of Outstanding Natural Beauty (AONB). Kingsbridge is at the head of the estuary which leads down to Salcombe and this area provides wonderful sailing and yachting opportunities as well as being a good stepping off point for the sailors, either crossing the channel, or sailing up or down the south coast. Whilst tranquil and totally peaceful the property is not isolated as there are half a dozen other properties in the small hamlet of Leigh.

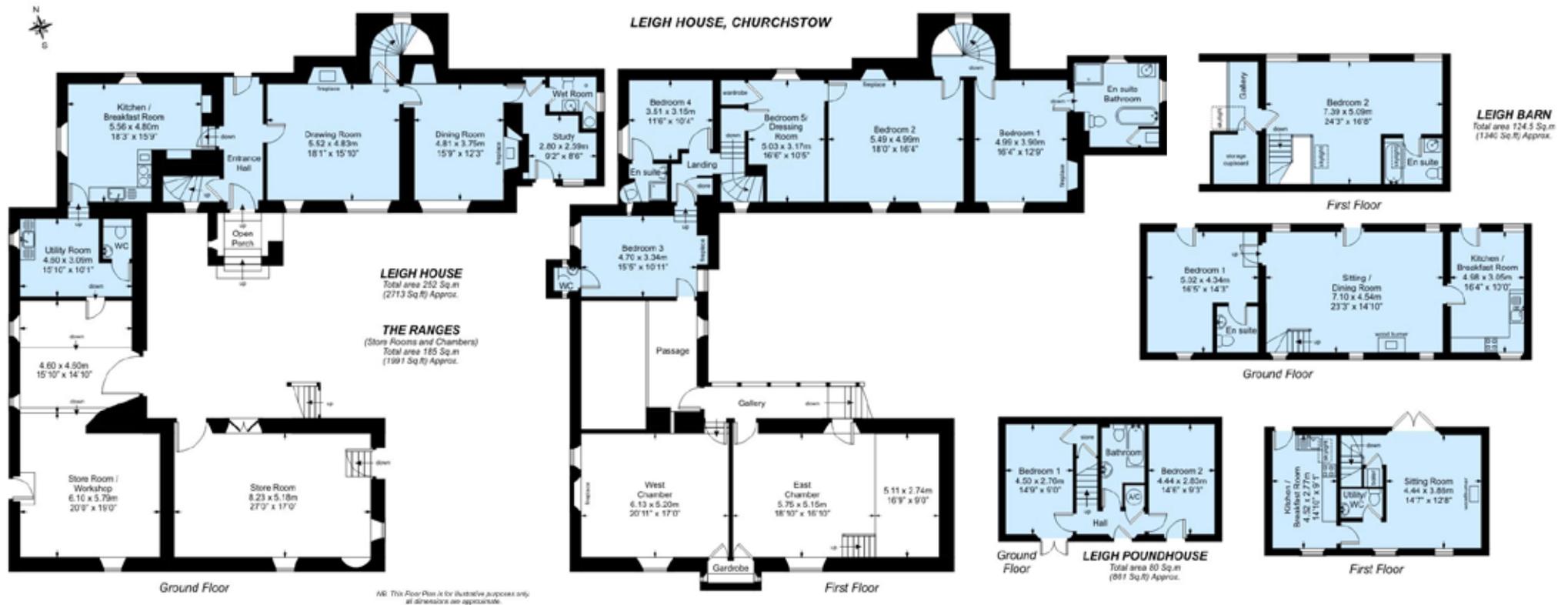
There are numerous sandy beaches and spectacular cliff walks within no more than 10 miles; to the south, west and east. Golf courses are available at Bigbury, Thurlestone or Dartmouth. For shopping Kingsbridge has 2 supermarkets and a high street full of specialist shops providing for most everyday needs. Communications are one of Leigh Barton's secrets. Set back from the main tourist road, the A381, that runs from Totnes through Kingsbridge to Plymouth, you can be on the A38 expressway in 20 minutes (8 miles) giving dual carriageway access to the M5 at Exeter (35 miles). Alternatively, you can join the inter-city network at Totnes with fast trains to London Paddington and the Midlands.

Listing and Schedules

Leigh Barton House is Grade I listed. Cottages are Grade II listed. The Gatehouse and Ranges are on English Heritages' list of Ancient Monuments with limited public access obligations, strictly by appointment. There are no public rights of way across the property.



LEIGH HOUSE, CHURCHSTOW



Services

Mains metered water, private drainage to two septic tanks, mains electricity.

Council tax

Leigh House Band B
Leigh Pound House Band B
Leigh Barn currently business rated

Local Authority

South Hams District Council, Follaton House,
Plymouth Road, Totnes, Devon, TQ9 5NE
Tel: 01803 861234

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.

Directions

From the A38 take the A384 towards Totnes and then take the A381 towards Kingsbridge. Just before Kingsbridge there is a roundabout, do not fork left but carry on signposted Plymouth. After about a mile go straight over at Sorley Cross and follow this road for a quarter of a mile. At the next crossroads (Leigh Cross) turn right and continue down this lane for about half a mile past a couple of farms and the entrance to Leigh Barton will be found on the left-hand side.

Postcode: TQ7 4AG

Tenure: The property is freehold

Viewings

Strictly by appointment with Marchand Petit. 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 in order that you do not make a wasted journey.

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Prime Waterfront & Country House

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