



# The Old Manor

Manor Road | Landkey | North Devon | EX32 0JL



BY DESIGN

# Key Features

- Grade II\* Listed 15th-Century Manor
- Five Bedrooms on Two Floors
- Adaptable Accommodation
- Additional Two Bedroom Cottage
- South Facing with Stunning Views
- Extensive Mature Gardens
- Triple Garaging & Parking
- Edge of Village Location
- Walk to the Local Pub
- Close To Beaches & Exmoor
- Easy Access to The M5
- Mainline Station at Barnstaple



# About

## “Where Centuries of Heritage Embrace Modern Family Living”

The Old Manor is more than a home, it is a story whispered through centuries, a house of rare heritage and timeless grace. Believed to be the oldest dwelling in Landkey, its thatched roof, sundial and climbing wisteria speak of the fifteenth century, while within, light and craft have brought it gently into the present day.

Here, a grand inglenook fireplace and ancient beams sit in harmony with a bespoke oak-topped kitchen and thoughtful modern comforts. Generous rooms flow with character, yet invite family life, warmth and celebration.

Beyond the walls, lawns, an orchard and well tended gardens roll towards Codden Hill, offering beauty, productivity and peace in equal measure.

With a detached holiday cottage, a triple garage and a setting beside the village church, The Old Manor is heritage, sanctuary and opportunity awaiting its next custodian.







# Property Description

Inside, history and comfort combine across a generous and flexible layout. Period features are in abundance, with exposed beams, inglenook fireplaces and a rare barrel-vaulted ceiling.

The entrance hall leads to a family room with open fire, a formal dining room, a study, and a superb kitchen/breakfast room complete with oak worktops, bespoke cabinetry, and high-end integrated appliances. A rear wing offers scope for a self-contained annexe with sitting room, bedroom and bathroom, ideal for dependent relatives or guests.

Upstairs are four double bedrooms, including a master with dressing room, alongside two well-appointed family bathrooms.

The detached holiday cottage is equally well presented, built of natural stone with a private enclosed garden. Its light and modern open-plan layout incorporates a fitted kitchen, dining and living space, together with two bedrooms and a stylish bathroom, offering either additional family accommodation or proven rental income.







# Outside

Step outside and you enter gardens that feel as old as the house itself. Sweeping lawns stretch southwards, framed by flower borders and the ancient yew hedge that guards the neighbouring churchyard. From the terrace, the gaze carries across gentle fields to Codden Hill, a timeless backdrop that changes with every season's light.

The grounds are alive with productivity and peace. An orchard heavy with apples and pears, a greenhouse, and neat vegetable beds invite the rhythm of the good life. A running stream meanders through the garden feeding a pond teeming with nature, while soft fruit cages and wild corners enrich the sense of abundance.

Practicality lies alongside beauty.

A triple garage and ample parking serve modern needs, while outbuildings provide shelter for tools, logs, and garden wares.

Yet the true essence here is sanctuary, a place where heritage, nature and daily life flow together in harmony.





## Location

North Devon is a place where coast and countryside live side by side, offering a lifestyle that is both relaxed and richly rewarding. Golden sands at Saunton, Croyde and Woolacombe are within easy reach, drawing surfers and walkers to their shores, while Exmoor National Park lies to the east with its heather-topped moorland, wooded valleys and wide skies. Whether it is beach days, bridleways or quiet country walks, The Old Manor sits perfectly between them all.

Families are exceptionally well served by education. The renowned West Buckland School, one of the South West's leading independent schools, is a short drive away, while Barnstaple and the surrounding area offer a strong choice of state primaries and secondaries. The village of Landkey itself has a popular primary school and local amenities, including a great local pub, adding to the sense of community.

Barnstaple, the region's market town, is just three miles away with a full range of shopping, leisure and cultural facilities. From its station, a scenic rail journey winds through the Taw Valley to Exeter, where mainline services connect swiftly to London Paddington. Road links are equally convenient, with the nearby A361 North Devon Link Road providing quick access to the M5 at Tiverton Parkway, ensuring the area remains well connected despite its rural charm.

### DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.

### NOTES & SERVICES

- EPC Rating: Exempt
- Tenure: Freehold
- Council Tax Band: G
- Local Authority: North Devon Council
- Services: Mains water & Electric. Gas fired central heating. Mains drainage.
- The Cottage: Mains and Gas as above
- Viewing strictly by appointment
- What3Words: [///outcasts.snipe.abundance](https://www.what3words.com/#!/outcasts.snipe.abundance)





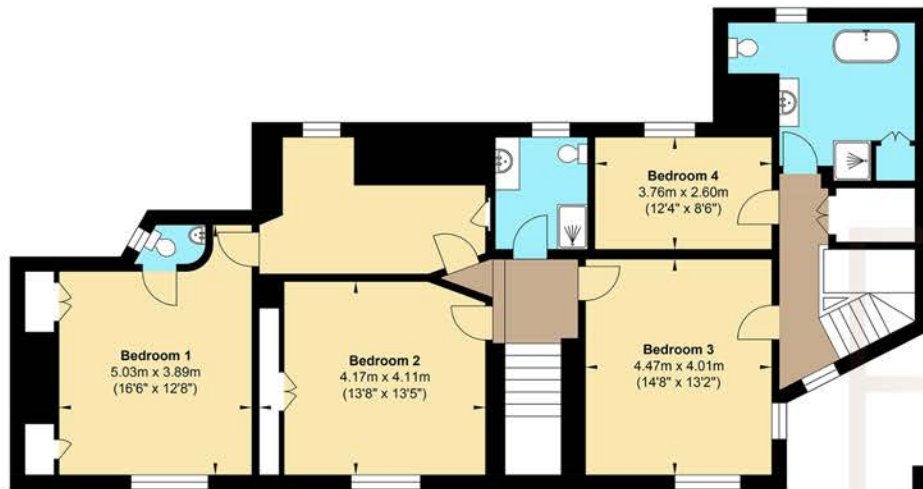




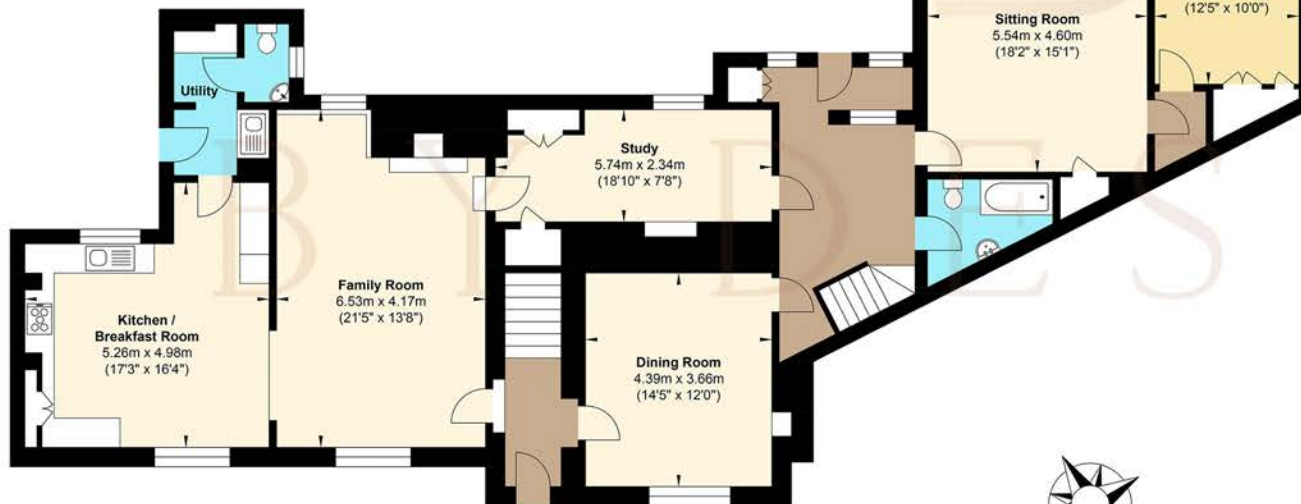




# Floorplan



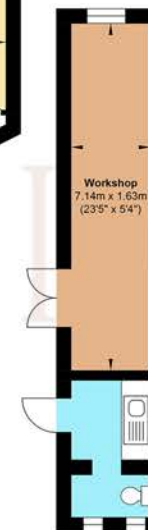
First Floor



Ground Floor



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Outbuilding



Old Manor Cottage



Old Manor Cottage

Gross Internal Floor Area : 353.2 m2 ... 3803.0 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



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