



Kings Warren

Shirwell, Devon

Carter Jonas



**Kings Warren  
Shirwell  
Devon  
EX31 4JZ**

**A small rural Estate centred  
around a magnificent and recently  
restored Edwardian Manor house.**

An elegant, 6-bedroom Edwardian Manor house, set within some 6.5 acres of landscaped grounds including lawned gardens, rhododendron borders, and mature orchard, all enjoying privacy and protection.

The property provides in addition, a 2-bedroom self-contained cottage with adjoining games room, workshop, gym and heated swimming pool.

Formal walled gardens, kitchen garden, and terraces with wood-fired oven and built-in BBQ, all ideal for outside living.

There are some 14.5 acres of homefields laid to pasture divided by a sweeping access drive and approximately 58 acres of attractive amenity woodland with a stream fed lake and pond.

In all, about 78.91 acres.

Available as a whole by private treaty.

**Carter Jonas**





### Location

Kings Warren lies within its own grounds, set well-back from the adjoining main road. The property enjoys a peaceful and secluded setting yet lies only some 5 miles to the north of Barnstaple and within easy reach of the north Devon coastline.

Barnstaple is the regional retail and commercial centre, offering an extensive range of social, scholastic and shopping services including the well-known Barnstaple Pannier Market which was recently voted as one of the top 10 food markets in Britain.

The dramatic and much loved north Devon coastline lies some 9 miles to the north and some 12.5 miles to the west, providing a wide range of sporting and leisure opportunities including the south west coast path and the outstanding beaches of Woolacombe, Putsborough, Croyde and Saunton Sands, renowned for their surfing.

Kings Warren also lies on the edge of the Exmoor National Park which offers unlimited walking and riding and is home to some of the finest shoots in the south west including Castle Hill, consistently rated as one of the best in the UK. Other sporting facilities in the area include the historic rural north Devon golf club at Bideford, two championship golf courses at Saunton and the 200-year-old north Devon cricket club in Instow.

Communication links to the property are excellent being conveniently positioned for easy access to the north Devon link road which links to the M5 motorway at Tiverton as well as the A39 for access into

Cornwall. There is a 2-hour rail connection to London Paddington from Tiverton Parkway. Exeter airport offers an excellent range of international and domestic flights including a daily service to London City airport.

There are various good state and private schools in the area including the Goodleigh Church of England Primary School and West Buckland School.

### The Property

The Estate is situated in a glorious position, enjoying excellent access off the A39 yet is hidden in its own very private setting with the house and gardens protected by both the farmland and woodland which surrounds the property.

There are numerous attributes that make the property so special including its elevated southerly views overlooking both the croquet lawn and the land beyond, a coach house offering additional accommodation, and a range of traditional barns, providing a gym, changing rooms, garaging, log stores and the other facilities that are so often required to make a house more enjoyable, together with a private and secluded swimming pool.

The property has a long and fascinating history having been built in the turn of the 20th century by the Chichester family in 1901 for one of the sons, which at that time consisted of a much larger acreage, typical of an Edwardian Manor house of this size.

Following various ownerships, some of the land has been sold away and the house now lies within its ring-fence of 78.91 acres which offers enormous privacy and protection.







### The Manor House

The house is heaped in charm and character and is of a manageable size, making it ideal as both a family home and a place for entertaining.

It is unlisted and offers beautifully appointed accommodation and impressive Edwardian architectural features.

In the recent past, the house has been carefully restored, during which so many of its original features were preserved including ceiling roses and cornicing, tall sash windows and original fireplaces.

The ground floor has a light and welcoming reception hall with five good-sized reception rooms including the drawing room with a large bay window overlooking the garden and cast-iron fireplace.

In addition, there is a spacious sitting room, a formal dining room, a study and library with extensive bespoke shelving.

The Vendor has, with great care, extended the house, to include an impressive 28-foot kitchen and breakfast room which provides further space and a centre for the family. The kitchen enjoys natural light from overhead skylights and French doors opening into the garden.

The kitchen itself features high-quality fitted units, a stone floor with underfloor heating, a central island and integrated appliances including double ovens, double ceramic sinks and a 6-ring gas hob. To one end, there is space for a large family dining room.

Off the kitchen is a traditional larder with original slate shelving, a further boot room and utility room, space that is essential



for a country house that supports country pursuits.

On the first floor, there are six well-presented double bedrooms including a generous principal bedroom with dressing room and luxury en-suite bathroom.

Four of the further five bedrooms have built-in storage and the first floor also provides a family bathroom and additional shower room.

As stated, to the rear of the house is a 2-bedroom, self-contained coach house

annexe, games room, workshop and potting shed. To the side is garaging, a private heated swimming pool with adjoining gym, changing room and spa and various additional outbuildings and stores.

The house has attractive terraces on two sides with an area of hardstanding and parking that lead from the entrance drive. There is a formal walled garden as well as extensive lawns which in the past have provided space for a tennis court and croquet lawn.

The gardens, which are surrounded by rhododendrons and other attractive trees, gradually merge into the adjoining woodland. Paths leading from the house and gardens lead through the woods, down to both a small pond and further into the woodland, there is a substantial and most-attractive lake with summerhouse.

The entrance to the property is via a sweeping drive that leads through pastureland and passes a small orchard before reaching the house.

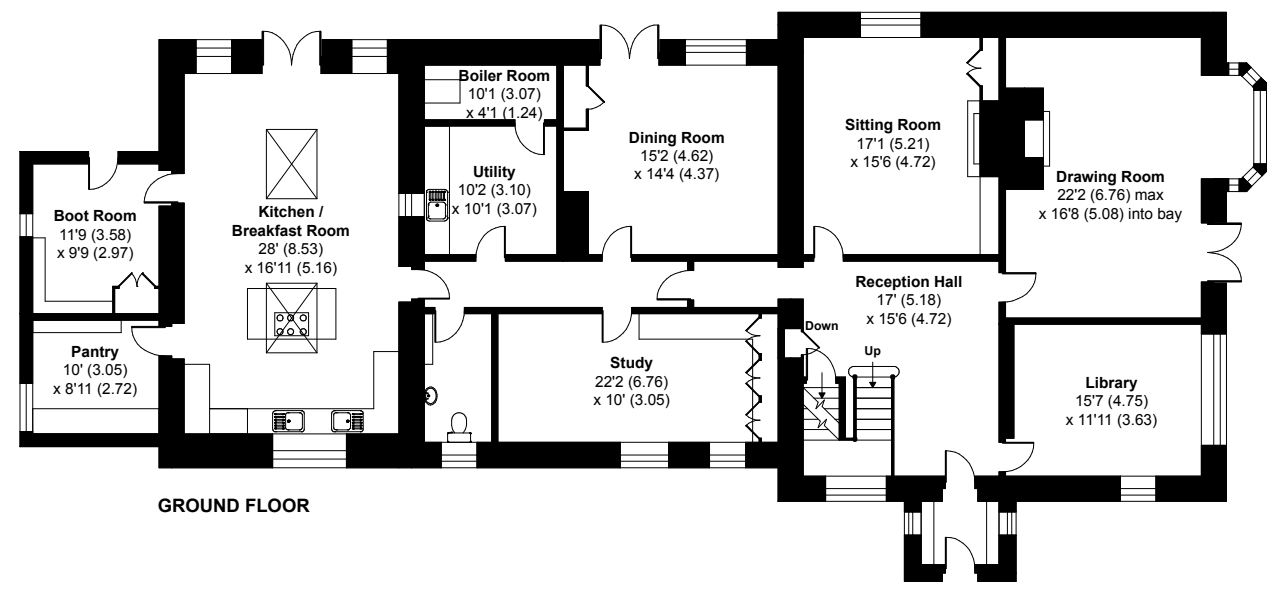
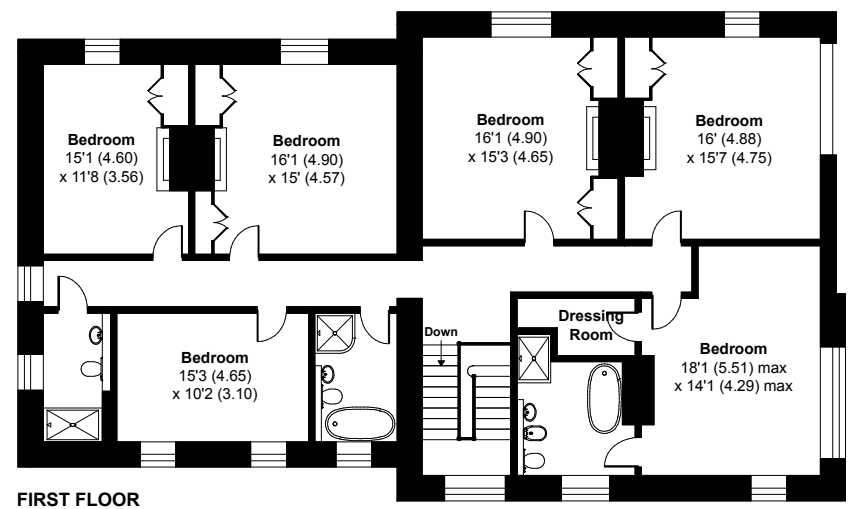
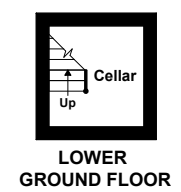
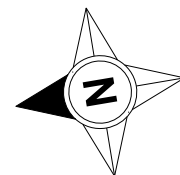












# Floor plan

Kings Warren, Shirwell

Approximate Area:  
4907 sq ft / 455.8 sq

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





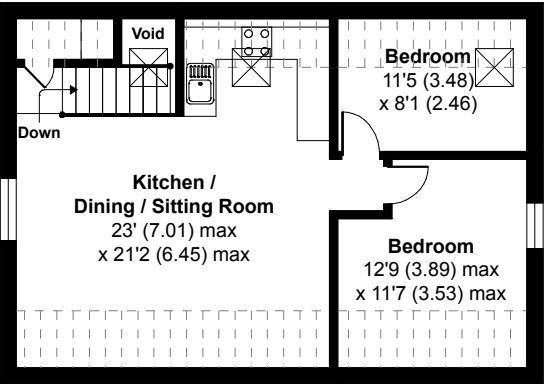


The Coach House

Providing additional accommodation, this second dwelling would be ideal to be used by another family member or to generate rental or leisure income.

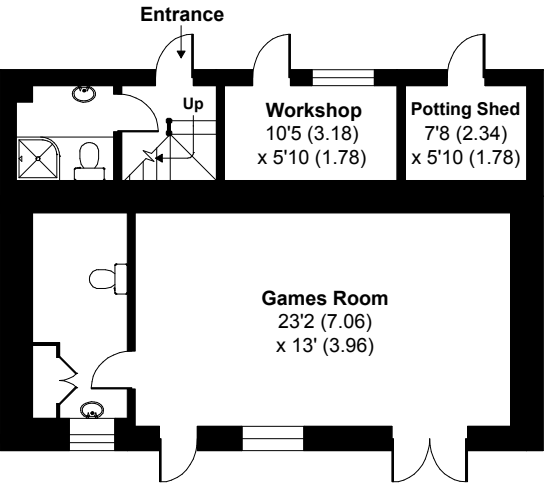
The accommodation comprises an open plan sitting room, dining room and kitchen, two double bedrooms and a shower room.

Coach House: 1305 sq ft / 121.2 sq



COACH HOUSE  
FIRST FLOOR

Denotes restricted  
head height



COACH HOUSE  
GROUND FLOOR

Outbuildings

To the rear of the house are a range of traditional buildings that offer various facilities.

Adjoining the swimming pool a barn has been converted to provide a gym, jacuzzi room and pump house, other barns provide garaging and a car port with a third tranche used as woodsheds and general storage but could offer the opportunity to support numerous other equestrian, leisure or business uses.



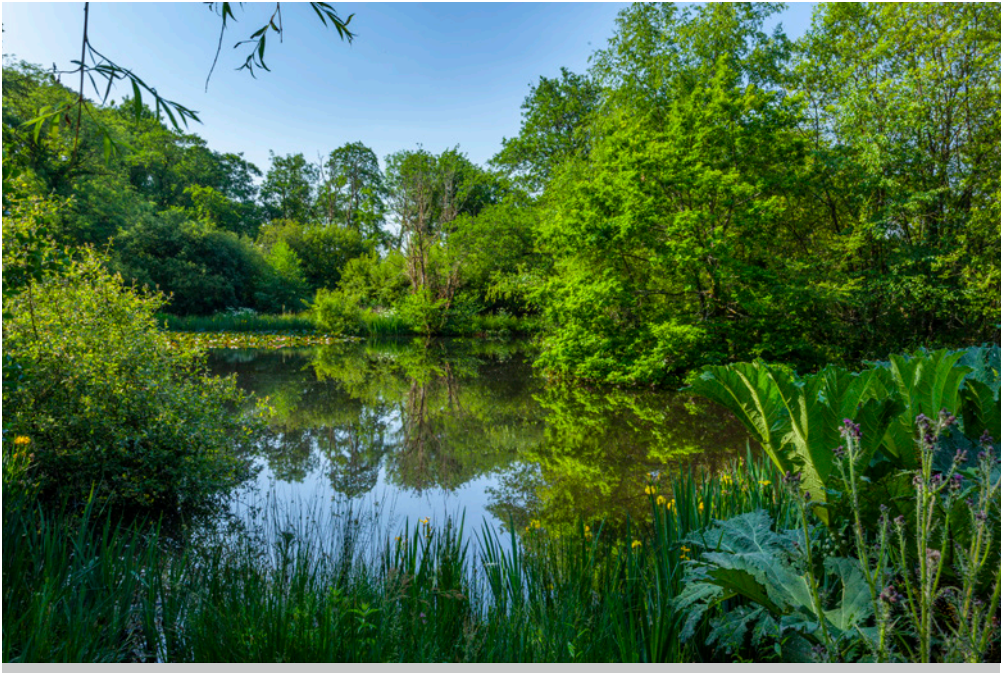


**The Land**

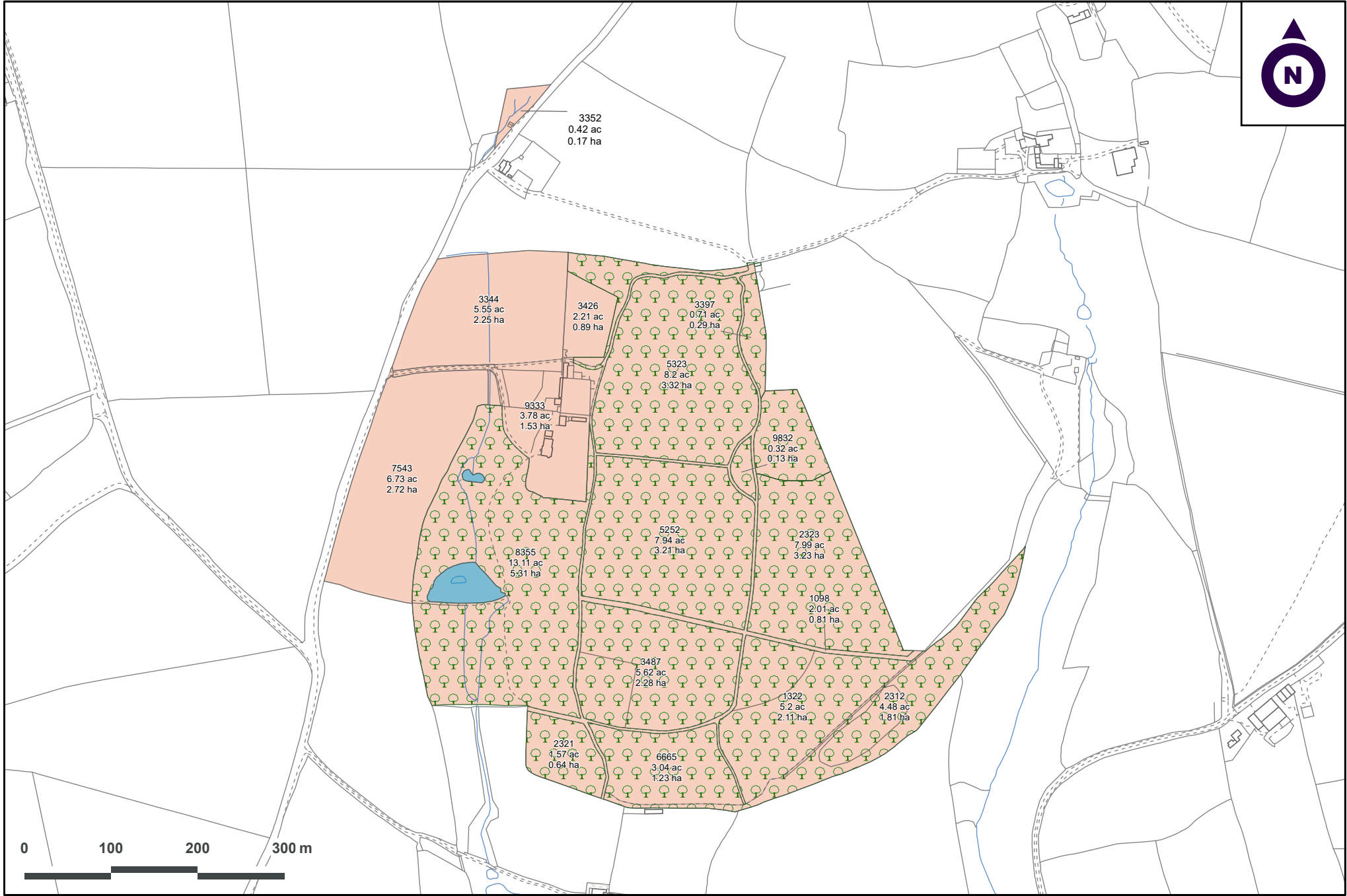
Over the years, the woodland, which amounts to some 58 acres, has been managed with parcels of mature broadleaf woodland predominantly to the east and north with further compartments of conifer of various ages to the south. In total, the woodland and the home paddocks envelop the house and grounds, giving the property extreme privacy, enormous amenity value and a very diverse habitat.

In total, the property offers some 78.91 acres of land.

There are numerous opportunities to develop the land further to support a wide range of agricultural, equestrian, sporting or biodiversity interest.







Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon completion.

Listing Status

Neither the house nor any of the buildings are listed.

Services

The property is serviced by mains electricity, private water, private drainage, oil-fired central heating and LPG gas.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property. It is recommended to wear supportive footwear for viewings and potential purchasers are advised to be conscious of potentially uneven and slippery ground surfaces.

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

In particular, there is a right of way over part of the track for the neighbouring farmer to access their field behind the woodland owned by Kings Warren. Please speak to the vendors agent for more information.

Timber & Mineral Rights

Included within the sale in so far as they are available.

Sporting Rights

For further details, please contact the selling agent.

EPC Ratings

Band D.

Council Tax

Band G

Local Authority

North Devon Council  
www.northdevon.gov.uk

Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

Directions

From Junction 27 of the M5 Motorway, follow the A361 to Barnstaple. On the eastern edge of Barnstaple at the Portmore Roundabout, take the second exit onto Eastern Avenue/ A39. Continue to follow the A39 through the town. As you emerge from the town, North Road becomes Shirwell Road at a large roundabout. From this point the entrance to the driveway to Kings Warren will be found on the right after about 3.7 miles and is marked by two white stone gate piers beside a post box inset in a stone pillar.



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## Taunton

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Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

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One Chapel Place, London W1G 0BG

## Important Information

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