

The Old Rectory

Martinhoe, Exmoor National Park



An excellent opportunity to acquire a former boutique country house hotel with 2 holiday cottages set in beautiful grounds of approximately 2.1 acres, nestled in a stunning coastal position on Exmoor

The Old Rectory, Martinhoe, Exmoor National Park, Devon EX31 4QT

Lynmouth 5 miles, Ilfracombe 17.0 miles, Barnstaple 17.0 miles, M5 (Jct 27) 43 miles, Exeter 50 miles

Features:

The Old Rectory: Drawing room | Sitting room | Orangery
Dining room | Kitchen/breakfast room | Pantry | Laundry
Study | Cloakroom | Eight en suite bedrooms | Self-contained
apartment with three-bedrooms, kitchen, shower room

EPC rating TBC

Hollow Brook Cottage: Sitting room | Kitchen | Two
bedrooms | Family bathroom | Shower room

EPC rating TBC

Hollow Brook Lodge: Sitting room | Three en suite bedrooms
EPC rating TBC

Barn | Garage | Gardens | Pond | Approximately 2.1 acres

About 2.1 acres in all





The property

The Old Rectory is an impressive country house offering substantial accommodation extending to over 6,100 sq ft. The property, originally The Rectory to the 11th century St Martins Church, has in recent years been run as an award-winning independent boutique hotel. Planning permission for residential use has recently been obtained by the current owners (62/43/23/008). The property currently offers 11 bedrooms and four reception rooms, including a self-contained apartment providing opportunities for various configurations. The property features beautifully maintained accommodation with fine period details throughout including original Georgian ceiling mouldings, sash windows and fireplaces alongside elegant décor. The Old Rectory further benefits from two holiday cottages providing high quality, additional versatile accommodation with opportunities for multigenerational living or income potential. The property is nestled in attractive grounds of approximately 2.1 acres and lies in an exceptional coastal position in the sought-after Exmoor National Park.

The reception hall provides a welcoming entrance to the house with access to the ground floor reception rooms which includes a a well-appointed drawing room and sitting room, both of which have elegant fireplaces and have access to the 33ft orangery built by David Salisbury and Co, which provides panoramic views across the garden with French doors that open onto the garden. There is also a large dining room with a triple aspect providing a wealth of natural light, cornicing and ceiling roses. Additionally, the ground floor has a spacious kitchen and breakfast room with an adjoining pantry. The ground floor also provides a useful study, laundry and cloakroom as well as two accessible guest bedrooms with en suite shower rooms.

The first floor has a further six en suite double bedrooms as well as a self-contained apartment which has a kitchen, shower room and bedroom on the first floor with an additional two double bedrooms and a store room on the second floor.

The cottages

Hollow Brook Cottage and Hollow Brook Lodge are semi-detached and provide further immaculately presented accommodation.

Hollow Brook Cottage comprises a sitting room, fully equipped kitchen and a shower room on the ground floor and two double bedrooms on the first floor together with a family bathroom.

Hollow Brook Lodge comprises a sitting room and three double en suite bedrooms.

Outside

The beautiful garden is very secluded and has a spring fed stream and large pond, attracting a large variety of wildlife. It offers rolling lawns, well stocked beds, various mature trees and established shrubs. There is also a Victorian children's maize laid out by a former Rector. Hedgerows provide complete privacy. There are various seating areas in which to relax, including an elevated timber deck and a paved terrace providing ideal space for al fresco dining and entertaining. Also in the grounds there is a large stone lincay . The property enjoys approximately 2.1 acres in total and backs onto open farmland with breath taking views over the coastline and coast path. There is ample parking provided on a gravel driveway as well as a garage that adjoins Hollow Brook Lodge.

Location

The Old Rectory lies in an exceptional headland setting close to the picturesque Woody Bay. The nearby beautiful Heddon Valley, is a National Trust conservation area just moments from the North Devon coastline and the beach at Heddon's Mouth. The Southwest Coast Path is close by providing spectacular walking, cycling and riding routes along the coast as well as Exmoor National Park providing further excellent recreational opportunities. The coastal resorts of Woolacombe, Puttsborough, Croyde and Saunton Sands, all renowned for their outstanding beaches and excellent surfing, are within easy access.













The small village of Parracombe, three miles away, provides a local shop, a pub, a parish church and a primary school while the larger village of Lynton has a variety of amenities, including several shops, cafés, and restaurants. Barnstaple, approximately 17 miles away, is the regional retail and commercial centre with an extensive range of outlets including all the High Street favourites as well as a diverse selection of local stores and a Pannier Market. It also has a well-established theatre and there are a number of good state and private schools in the area. The nearby A39 provides access to Barnstaple and the A361, for routes towards Exeter and the M5. Barnstaple station is 18 miles away offering direct services to Exeter with connections to London Paddington.

Directions

From Exeter, take the A396 north away from the city, and after passing through Tiverton, take the A361 heading west towards Barnstaple. Follow the A361 for 19 miles, then at the North Aller Roundabout, take the fourth exit onto the A399. Follow the A399 for 12 miles, then turn right onto the A39. After 4.3 miles, turn left, following the sign for Martinhoe and Woody Bay, then after a further 1.6 miles, turn left onto Berry's Ground Lane. You will find the property on the right after 0.4 miles. What3Words///almost.bulbs.foresight brings you to the property's driveway.

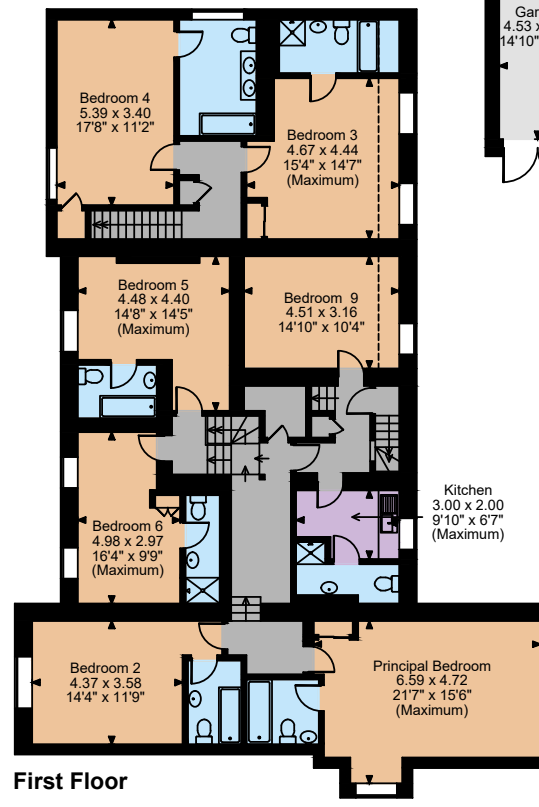
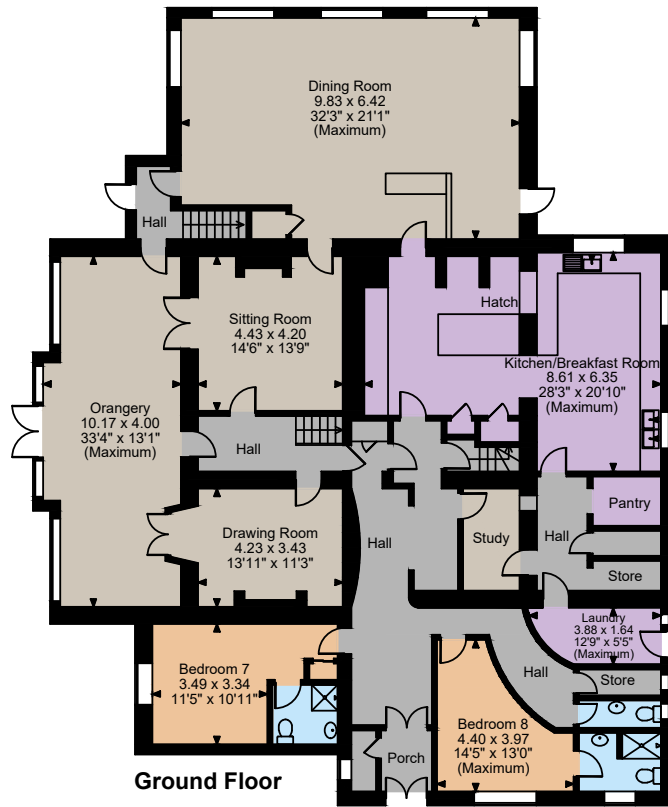
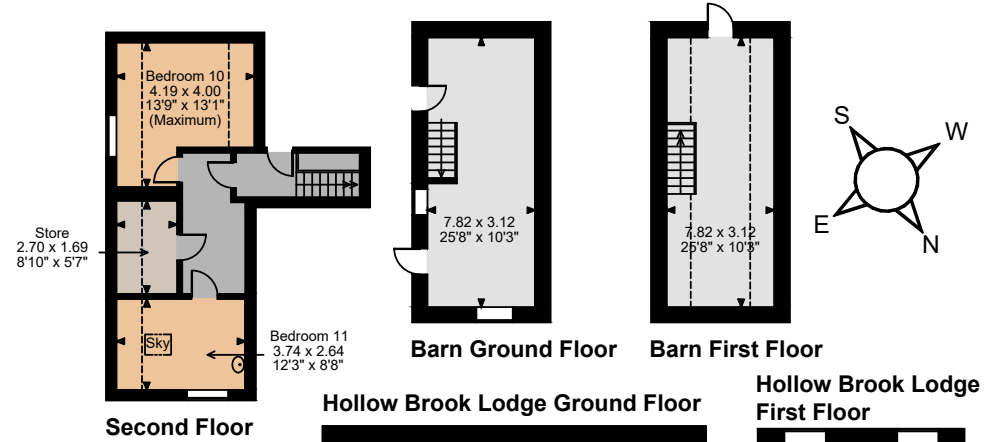
General Information

Local Authority: North Devon Council
Services: Mains electricity and private water supply. Private drainage system (clarification on compliance to follow). Fibre to Premises internet.
Council Tax: Business rates currently apply (£2931.62 for 2024 – 2025). Council tax (Band A) annually.
Tenure: Freehold.

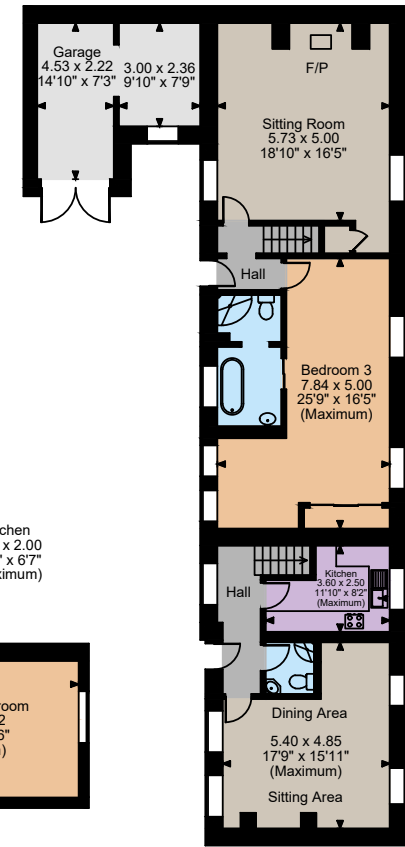
Guide Price: £2,250,000



Main House internal area 6,120 sq ft (569 sq m)
 Garage internal area 189 sq ft (18 sq m)
 Hollow Brook Cottage internal area 840 sq ft (78 sq m)
 Hollow Brook Lodge internal area 1,561 sq ft (145 sq m)
 Barn internal area 410 sq ft (38 sq m)
 Total internal area 9,120 sq ft (847 sq m)

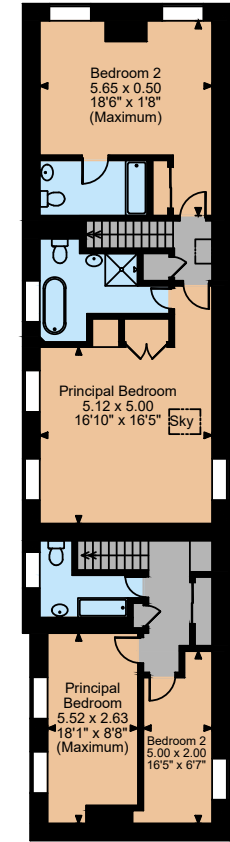


Hollow Brook Lodge Ground Floor



Hollow Brook Cottage Ground Floor

Hollow Brook Lodge First Floor



Hollow Brook Cottage First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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