

**CORFFE**



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# Corffe

Tawstock, Barnstaple, Devon EX31 3NZ

Barnstaple 3 miles • Woolacombe 10 miles • Exmoor National Park 10 miles • Exeter 36 miles

One of the finest Georgian houses in Devon with 9 well-appointed holiday cottages set in grounds of 5 acres



- Magnificent 8 bedroom Georgian rectory, refurbished sensitively, enjoying a delightful rural aspect
    - Adjoining “Little Corffe”, a beautifully presented house of Tudor origins with 3 bedrooms
    - 9 well-appointed and fully equipped holiday cottages converted from original buildings
  - Excellent facilities with indoor heated swimming pool, all-weather tennis court, lawns and woodland
    - Private gardens and fine walled garden, overall 5 acres
  - Scope for alternative or additional uses including boutique hotel, wedding venue or residential development
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## Situation

Corffe sits on the edge of Tawstock village in a wonderfully secluded rural setting yet positioned ideally to provide access to a wide range of local amenities that within 10 miles include; the bustling market town of Barnstaple with restaurants, banks, supermarkets and a hospital; the famous surfing beaches of Croyde, Woolacombe (voted best in the UK), Saunton and Westward Ho!; the Tarka Trail offering over 30 miles of traffic free cycling; the oldest golf course in England (Royal North Devon) and two championship links courses at Saunton; the Instow Yacht Club; the Tarka Tennis Centre; stunning scenery and walking in Exmoor National Park...and much more.

The M5 motorway is 32 miles away, as is Tiverton Parkway railway station (2 hours travel time to London Paddington). The Cathedral City of Exeter (36 miles) has a direct train link to London Waterloo and an international airport.

## Introduction

Corffe is an 18th century Grade II listed Georgian country house and was the rectory to the thirteenth century Church of St Peter from 1801 to 1948. The current owners have substantially upgraded the house and it is in excellent decorative order.

Little Corffe, also Grade II listed, is believed to date from the 16th century and was remodelled around 1800 when Corffe house was built. Little Corffe provides a wonderfully sized family home, again recently renovated, and is used currently by a member of the owner's family though it could be used for holiday letting.

Corffe and Little Corffe have private gardens and are afforded complete privacy from the cottages which sit behind the main house and have their own grounds, separate entrance and parking. The cottages were originally converted in 1983 from stables and other outbuildings and have been extensively upgraded to an excellent standard. The current owners have operated holiday cottage letting as a relaxed 'lifestyle business', opening only from Easter to October. It is considered there is significant scope to develop the business with diversification into other income streams such as a boutique hotel, quality B&B, wedding venue or conference hosting.





## Corffe

A driveway leads to a substantial private gravelled parking area with double garage. The entrance porch with Tuscan columns and flagstone floor leads into the magnificent **reception hall**. The principal rooms of the house face east and look out across rolling countryside. The **dining room**, **drawing room** and **library** all benefit from twelve-foot high ceilings, large sash windows with original shutters, marble fireplaces and ornate coving in the Adams style. Off the library is a **conservatory**.

The spacious dual-aspect **kitchen** has an electric AGA, an extensive range of wall and floor cupboards with wooden worktop, and a central island unit with granite worktop and a walk-in larder. With an open fireplace and plenty of space for a breakfast table this really is the heart of the house.

The **inner hall**, complete with wood burning stove, is illuminated by a huge window that drops through all three floors alongside the dog-legged staircase. On the first floor the **central bedroom** has access to a

delightful balcony affording beautiful views to Coddon Hill. A further **two principal bedrooms** share the countryside views and morning sun, with bedroom 4 facing West.

The first floor is served by two bathrooms - a large **bathroom** with free standing bath and separate shower – and a second bathroom. There is a third **bathroom** on the half landing comprising bath with overhead shower.

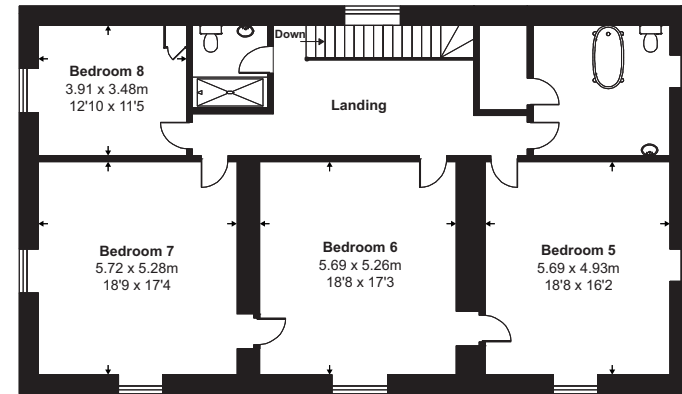
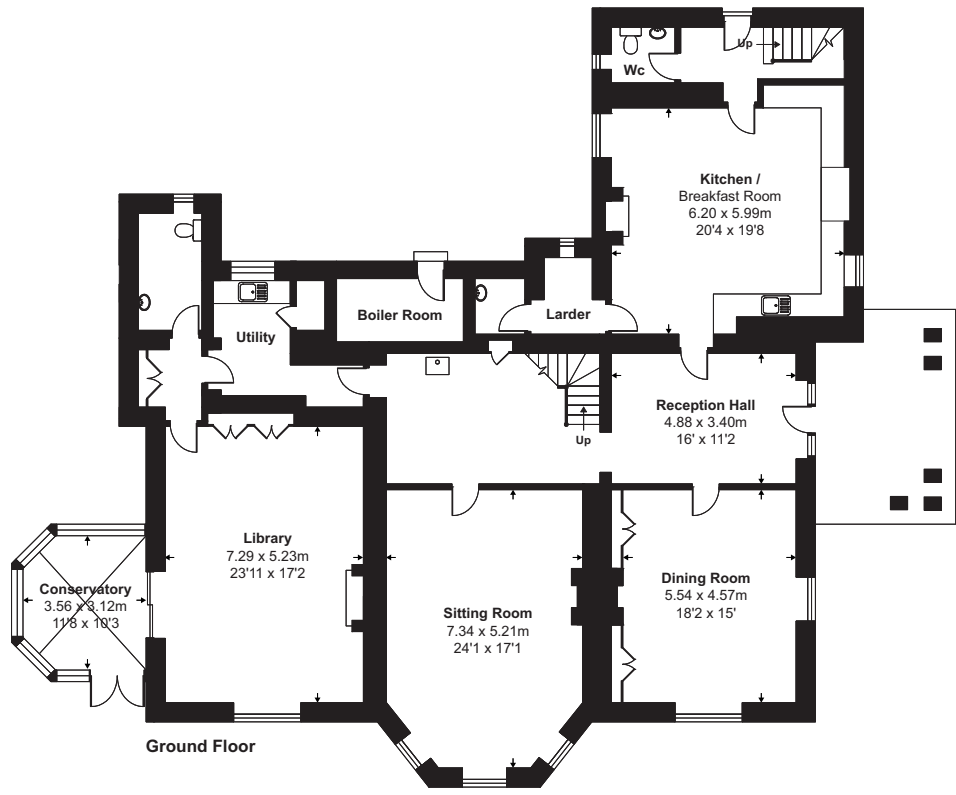
The staircase continues to the top floor where there are a further **three east-facing bedrooms** with interconnecting doors and bedroom 8. This floor has a large **family bathroom** and a further **shower room**. The whole floor is perfect for staff or, as per its current use, for young adults/teenagers.

At the back of the house there is an **office**, **store** and large **linen room** used by the business, all accessed by a secondary staircase from the rear hallway and entrance.

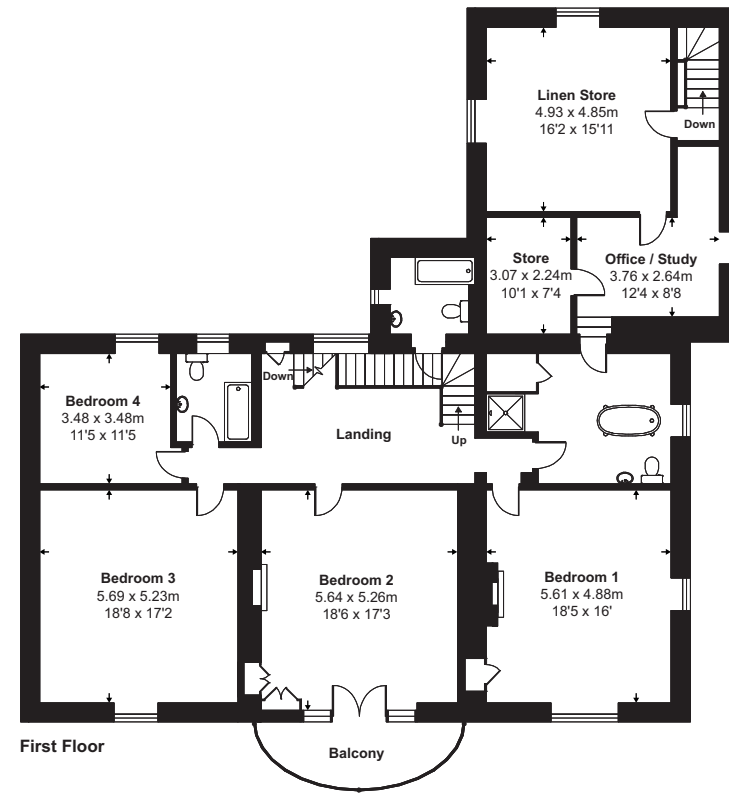




Approx. Gross Internal Floor Area  
609.4 Sq Metres 6560 Sq Ft (Excludes Boiler Room)



Second Floor



First Floor

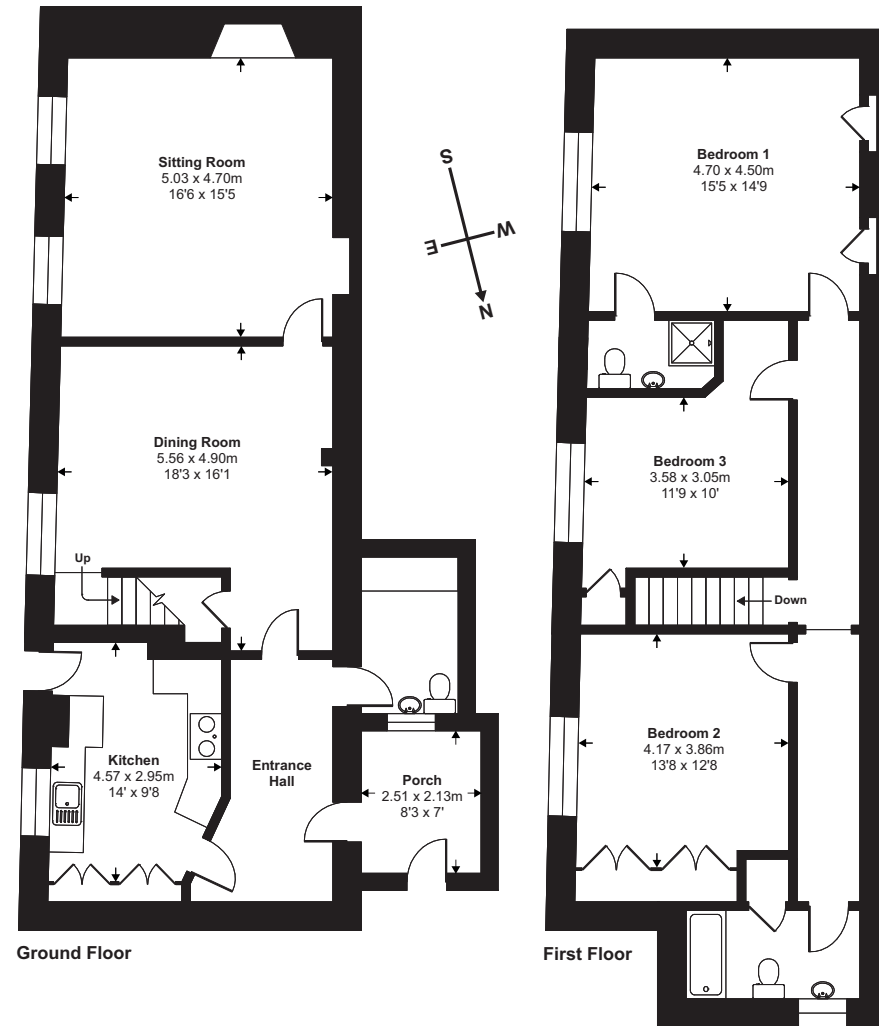
## Little Corffe

This is believed to be the original house of Tudor origins and adjoins the southern elevation of Corffe. The property is offered in excellent decorative order with period features and beams appropriate to a property of this age. The ground floor comprises entrance hall, **living room** with inglenook fireplace, **dining room**, **kitchen** and **cloak/utility room**. On the first floor there are **three double bedrooms** (one with an en-suite shower room) and a **bathroom**. This cottage is currently used by the owner's family but could be used for letting purposes.



## Little Corffe

Approx. Gross Internal Floor Area  
166.3 Sq Metres 1791 Sq Ft





## The Private Gardens

The private gardens to the east and south of the house enjoy lovely pastoral views and combine lawns, a paved sun-terrace, planted borders, three ornamental ponds with waterfall, and a variety of mature trees. Corffe and Little Corffe have their own private entrance for cars, a **double garage** and further private parking for a number of vehicles. A further **workshop** and **machine shed** house equipment for maintaining the grounds.

## The Holiday Cottages

These have a completely separate vehicular access with a driveway leading to an extensive parking area. During the current ownership the cottages have been refurbished with new kitchens in an attractive Shaker style, bathrooms renovated and bedrooms upgraded. In brief the cottages are as follows:

Number One (sleeps up to 8)

Number Two (sleeps up to 4)

Number Three (sleeps up to 6)

Number Four (sleeps up to 4)

Number Five (sleeps up to 4)

Number Six (sleeps up to 10)

Number Seven (sleeps up to 3)

Number Eight (sleeps up to 4)

Corner Cottage (sleeps up to 4)

NB Cottages Seven and Eight can be linked together to sleep up to 7.

There is a central courtyard with sitting areas, trees, shrubs and a communal barbecue. An indoor heated **swimming pool** (approximately 9.1m x 6.1m) is situated in a detached building within the grounds. Also within this complex are a **paddling pool**, **spa bath** and **changing room**. Glass doors open to a patio and south-facing lawn.

Facilities also include an **all-weather tennis court**, recently installed children's play equipment, lawns, picnic areas and walkways through the wooded gardens and grounds..

A fine **walled garden** of just over 1 acre forms the northern boundary of the property. This garden has been planted with young fruit trees and includes a large open-fronted farm shed. The garden also includes a 30kw **photovoltaic installation** that provides useful income and provides electricity for the holiday cottages and heated swimming pool. The walled garden offers scope for further development such as glamping, camping, shepherd's huts etc.

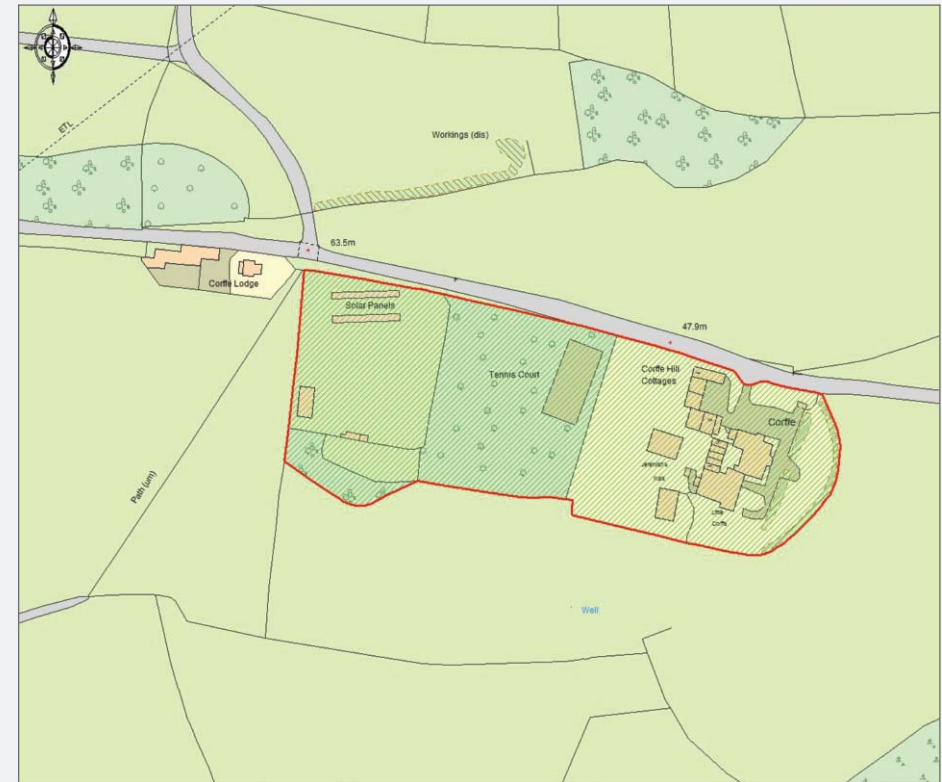
Overall the property amounts to approximately 5 acres.



Cottage Number One



Cottage Number Six



## Services

Mains water (2 meters), mains electricity (one meter), private drainage. Oil fired central heating to house and Little Corfe and electric heating to the cottages.

## Local Authority

North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG  
 Email: [customerservices@northdevon.gov.uk](mailto:customerservices@northdevon.gov.uk)  
 Tel: 01271 327711

## Outgoings

Council Tax: Corfe – Band H, Little Corfe – Band F  
 Business Rates: The rateable value for the self-catering holiday units and premises is £17,250. Rates payable 2015/2016 £9,936.

## Business

The business has been run by a husband and wife team with support from cleaning and maintenance staff. The previous owners ran the business on a year-round basis but for personal reasons the present owners have opted for a shorter Easter to end of October season.

All bookings are taken through their letting agents [www.holidaycottages.co.uk](http://www.holidaycottages.co.uk). Further information on the facilities available at Corfe Hill Cottages is available on the website [www.corfehillcottages.com](http://www.corfehillcottages.com).

All fixtures, fittings and holiday cottage furnishings, linen and supplies are included in the sale.

## Directions

From J27 of the M5 take the A361 North Devon link road to Barnstaple. Leave the A361 after 35 miles at the Lake roundabout where the A39 is signposted to Bideford. Continue on the A39 until the

Roundswell roundabout and turn left onto the B3232 to Torrington. After about 1 mile turn left to Eastacombe and go through the village and on towards Tawstock. 200m after the Tawstock village sign the entrance to Corfe Hill Cottages is on the right, the entrance to the house being immediately thereafter.

## Town & Country Planning

Corfe and Little Corfe have unrestricted residential use. In 1983 planning permission was granted for the conversion of the outbuildings to provide holiday cottages. There are no conditions imposed on the use of the cottages.

## Viewings

Strictly by appointment with Stags Holiday Complexes department on 01392 680058 and the Barnstaple office on 01271 322833.

These particulars are a guide and should not be relied on for any purpose.



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