



An immaculate former rectory situated in the majestic setting of the Oare valley with fabulous Exmoor views.

**Oare, Lynton, Devon, EX35 6NU**

Offers in excess of £1,100,000 Freehold









Magnificent views • Idyllic rural setting on Exmoor • Mature gardens & grounds • Family room opening onto courtyard  
• Annex potential • Delightful orchard

### Local Information

It is difficult to imagine a situation exemplifying the magic of Exmoor better than Oare. It is situated in a dramatic valley about 1 mile inland from the coast, with the back drop of the open moorland running immediately behind. This protected countryside of the North Exmoor coast was romanticised and beautifully described in R D Blackmores Lorna Doone, which is set in this most dramatic landscape.

From The Old Rectory the outlook is across the massive rolling shoulders of the steep Oare valley, part of the vast unenclosed expanses of moorland which characterise Exmoor. Oare itself is a tiny community with a cluster of houses around the early medieval church of St Mary. It is about 6 miles from Porlock, one of the few small towns along the North Devon and Somerset coast of Exmoor.

The National Trust have recently acquired 9 acres of the Lorna Doone Valley and plan to open a tea room, café, local produce shop and National Trust gift shop a short distance from the property and will be a fabulous asset to the local area.

Porlock has a lively community of shops, a primary school, restaurants, pubs, Porlock Weir and other amenities. In the other direction Lynton is a larger centre with its twin town of Lynmouth.

This whole area of Exmoor has been long associated with the enjoyment of the great outdoors, from its long history and culture of hunting, field sports and walking amongst the most beautiful and lightly inhabited parts of the South of England.

### About this property

The Old Rectory at Oare typifies a solidly well-built mid-19th century Rectory, designed for a respected member of the community and offering good quality family accommodation. This original blueprint has been enhanced and developed for 21st century living retaining the distinctive character whilst introducing modern convenience.

On entering the house the quality of the recent refurbishment is immediately obvious with high quality decorative finishes complimenting the original joinery and plaster detailing.

Whilst the configuration of the reception rooms remains as originally constructed, the addition of a bright double glazed conservatory leading off the drawing room offers more space from where to enjoy the surrounding views over the dramatic countryside.





At the rear of the house is a very stylish fully fitted kitchen extending to a spectacular family room, which itself is linked via a fully glazed atrium to the former coach house. The coach house could be informally separated to provide an annex to the main house with its own kitchen, bathroom, bedroom and reception area if required.

#### **Gardens and Grounds**

Outside the grounds reflect the age and character of the property with mature trees (including a fine copper beech) flower borders, a level lawn and ornamental shrubs. There is a small area of orchard within the grounds.

The drive from the lane arrives at a generous parking area in front of the house and at the rear a levelled area currently provides more parking but also benefits from planning permission for stabling.

#### **Directions**

From the A39 west of Porlock take the turning signposted Oare down away from the sea. At the bottom of the hill turn right, opposite the church and the entrance to the Old Rectory is about 2/3rds of a mile on the left hand side.

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.

Telephone:  
+44 (0) 1392 455 755.









# The Old Rectory

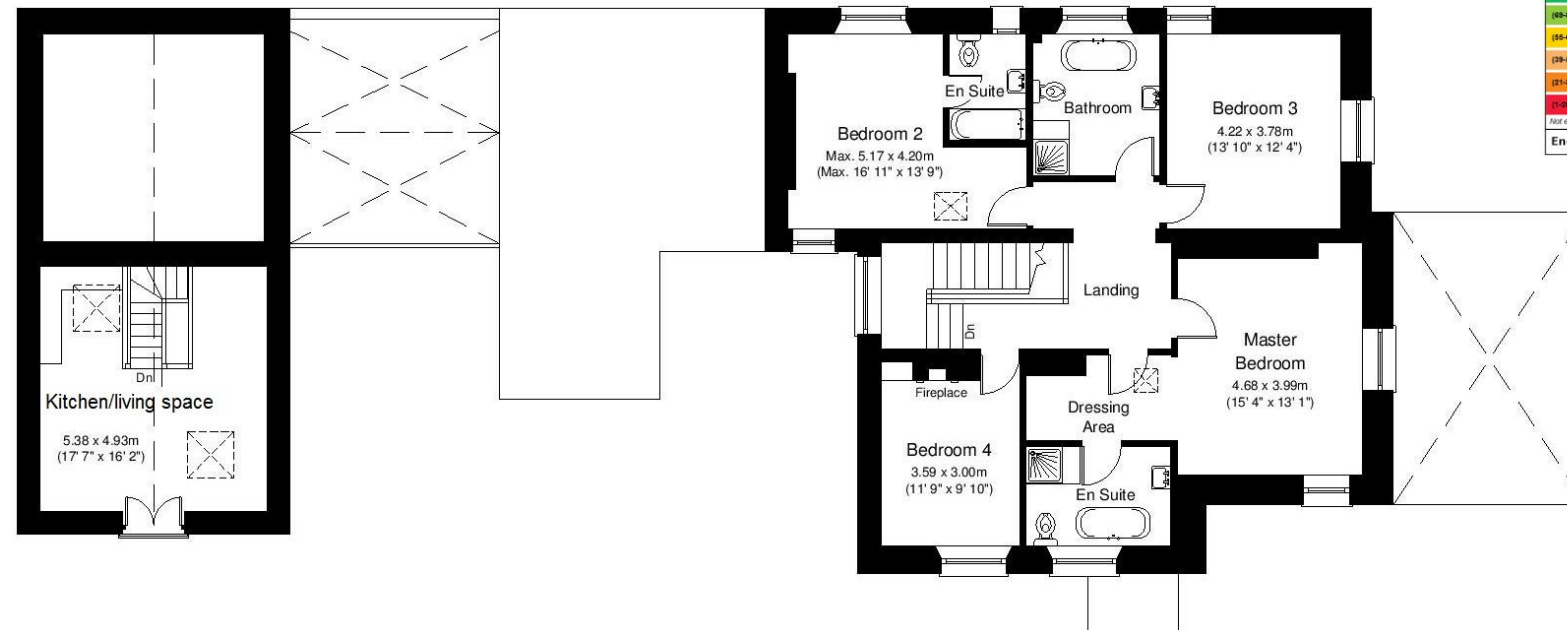
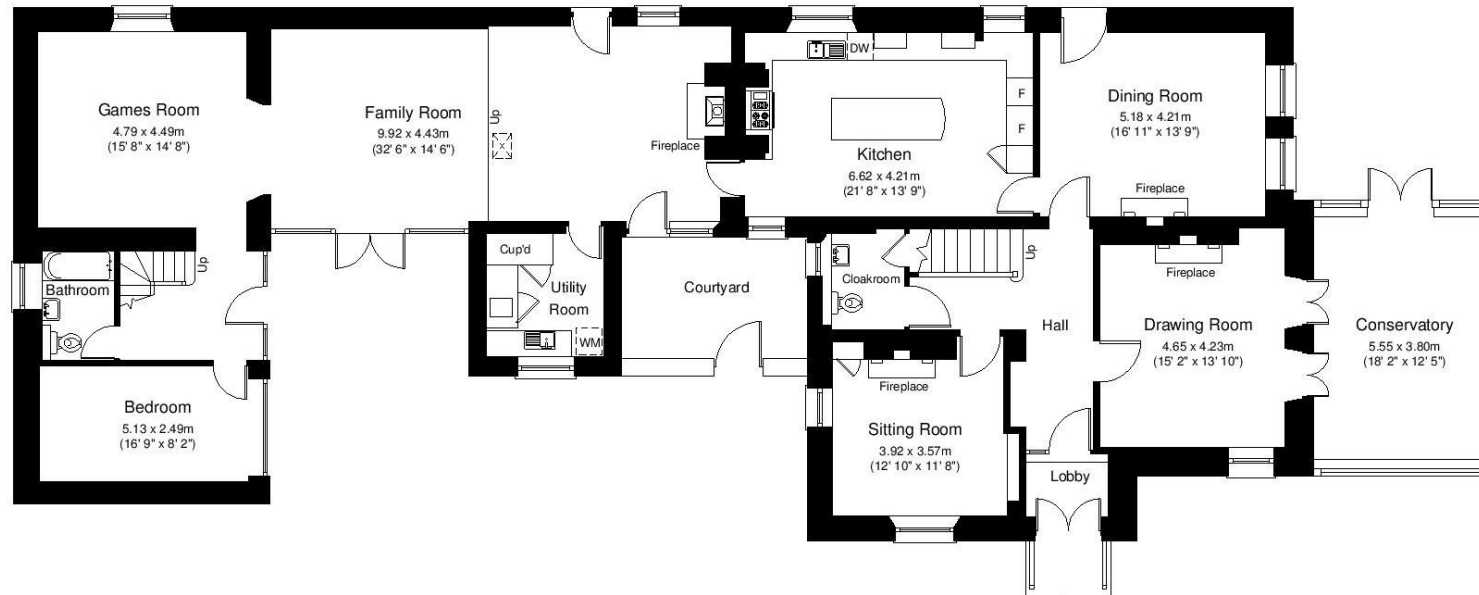
Oare, Devon

Gross internal area (approx.)

383 m<sup>2</sup> (4,121 ft<sup>2</sup>)

For identification purposes only - Not to scale

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
Current	Potential	
57	76	

**Oare, Lynton, Devon, EX35**

**Gross Internal Area** 4121 sq ft, 382.9 m<sup>2</sup>

**Tenure** Freehold

**Services** Mains electric. Private water supply. Private drainage. Oil central heating.

**Local Authority** Somerset County Council

**Energy Performance EPC Rating** = D



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