

# Colleton Hall and East Wing

Region: North Devon & Exmoor Sleeps: 18

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## Overview

### NEW & EXCLUSIVE TO OLIVER'S TRAVELS – 2019

Welcome to the stunning grade II listed Colleton Hall and East Wing. It holds a truly marvellous location, nestled within thirty-eight acres of private woodland and parkland, it offers those fortunate enough to stay the perfect country escape where they can enjoy total tranquillity. Its unspoilt location, set between Exmoor to the north and Dartmoor to the south, makes Colleton the perfect choice for those wishing to really explore Devon and all that it has to offer. While you will be staying in an area boasting rolling countryside, moorlands and valleys, the rugged north Devon coastline with its gorgeous beaches, is just a short car journey away.

The home boasts a rich and fascinating history and while it is believed to date back to Elizabethan times, Sir James Roupell Colleton purchased the Hall in 1833 and spent several years upgrading the house enhancing the existing Georgian features; today's style and architecture reflect this. In recent years, Colleton Hall has been completely refurbished by the present owners, revealing original features and now seamlessly blends its original character and charm with modern interiors and updated furnishings. Colleton Hall can comfortably accommodate up to twelve guests across six, well-appointed bedrooms. On the ground floor is the main living accommodation, the four grand reception rooms including a grand gothic reception hall are all south facing, overlooking the impressive grounds with doors leading onto the terraces. The large, family kitchen boasts all the tools a budding chef could possibly need! Upstairs on the first floor are the six bedrooms, three king-size doubles, two double rooms and a children's bunk bed room, each with en-suite bathroom or shower room. There are terraces from the West Wing bedroom and also the master en-suite overlooking the lake and parkland in the distance.

Large groups can be comfortably accommodated in the additional East Wing, taking the total number of guests up to 18. The stylish East Wing is a separate annex with a private entrance hall, living room, kitchen and 3 well-appointed bedrooms. Making it ideal for young families or older members of the party who require additional privacy.

The real wow factor can be found outside, the grounds are south facing which allows guests to enjoy wonderful countryside views. The expansive grounds offer the opportunity for long walks through the totally private woodland



alongside the stream which flows to the Little Dart River. The children are bound to enjoy wildlife spotting with the opportunity to see a range of diverse wildlife (including red deer) and birdlife!

AS MENTIONED IN

# The Telegraph

# MailOnline

[Metro Newspaper UK](#)

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## Facilities

Chateaux & Castles • Wow Factor • Quirky • Modern • Sustainable Collection • **Recommended** • **Exclusive** • Heritage Collection • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • BBQ • All Bedrooms En-Suite • Ideal for Parties • Ideal for Xmas/NY • Games Room • Indoor Games • Outdoor Games • Pool/Snooker • Working Fireplace • Heating • Cot(s) • High Chair(s) • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Cycling • Horse Riding • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## COLLETON HALL | 6 Bedrooms & 6 Bathrooms | Sleeps 12

### Ground Floor

- Main hall
- Drawing room with open fireplace
- Dining room with 18 seater regency dining table and log burner
- Grand reception hall with sweeping staircase
- Kitchen with electric range cooker, combi microwave, large larder fridge, dishwasher, wood burner and built-in in Bosch coffee machine and smart TV
- Pantry with wine chiller
- Catering kitchen/ utility room with AGA, electric hob, dishwasher, larder, fridge, upright freezer & two washing machines
- Games room with quarter size snooker/pool table
- Good size boot-room
- 2 downstairs cloakrooms

There are two staircases leading to:

### First Floor

- Master bedroom with king-size bed, luxury en-suite bathroom, smart TV and access to private terrace
- Bedroom with king-size bed, double size en-suite shower room, smart TV and access to private terrace
- Bedroom with king-size bed, smart TV and en-suite bathroom
- Bedroom with double bed, smart TV and en-suite shower-room
- Bedroom with double bed, smart TV and en-suite bathroom
- Children's bedroom with single bed or bunk beds with en-suite bathroom

## EAST WING | 3 Bedrooms & 2 Bathrooms | Sleeps 6

### Ground Floor

- Open plan ground floor with sitting area, dining table and kitchen with central island
- Kitchen comprises electric range cooker, combi microwave, dishwasher, fridge/freezer and washer/drier

### First floor

- Master Bedroom with Double bed and smart TV with ensuite shower room with hand basin, WC and shower
- Bedroom with twin Single beds
- Bedroom with double bed
- Family Bathroom with handbasin, WC and bath with shower over.
- All bedrooms face South with views over the lake and Park.

## EXTERIOR GROUNDS

- 3 acres of gardens



- 10 acres of parkland including a walkway through a bluebell dell
- 25 acres of private woodland
- Picnic areas
- Gas barbecue
- Spring-fed lake (ideal for the canoe or for those that fancy a dark water swim)
- Stream

**Additional Facilities**

- Sonos sound system to all ground floor rooms with sub-woofer in the reception hall
- Baby grand piano
- Wi-Fi with CAT6 cabling
- USB points in all bedrooms
- Selection of board games/DVDs
- Library
- Canoe for the lake
- Plant room
- Iron/ ironing board
- Parking for up to 14 cars

**Little Sustainability Gems About the Property**

There are over 3000 trees in the grounds which helps to off-set carbon emissions, and the owners plant new trees annually.

## Location & Local Information

The near-by villages of Nomansland, Rackenford and Witheridge together offer helpful amenities including excellent pubs, post offices, village stores and restaurants. The Michelin award-winning restaurant The Mason Arms is just a 10-minute car journey away in Knowestone, while The Stag Inn, said to be the oldest pub in Devon, is just over a mile away in Rackenford. The old market town of Tiverton is 15 minutes away, set on the banks of River Exe, it boasts its very own Castle, canal walk and a wider range of fantastic amenities with a large variety of shops, supermarkets and restaurants. South Molton and Barnstaple offer weekly pannier markets with a wide range of local produce.

There is plenty to see, do and explore in the surrounding area, Exmoor National Park is just 20-minutes from Colleton Hall, while buzzing Exeter is half an hour away, enjoy a fun-filled day spent in the ancient city after a scenic car journey through the Exe Valley. For the beach bums and keen surfers, there is easy access to the popular beaches of Saunton Sands, Woolacombe and Lynton, all less than an hour away.

There is easy road access to Colleton Hall for those coming from all directions, situated just 20 minutes from Junction 27 of the M5 and 5 minutes from the A361. For those travelling by train, Tiverton Parkway station is just twenty minutes away, from here it is possible to reach London Paddington in just two hours. For those arriving by air, Exeter Airport is just 35 minutes away, Bristol Airport is reachable in 1 hour and 15 minutes.

## Local Amenities

Nearest Airport	<b>Exeter Airport (48km)</b>
Nearest Town/City	<b>Tiverton (12km)</b>
Nearest Village	<b>Rackenford (3km)</b>
Nearest Restaurant	<b>The Stag Inn, Rackenford (3km)</b>
Nearest Shop	<b>Rackenford Village Stores (3.1km)</b>
Nearest Golf	<b>Tiverton Golf Club (17km)</b>



Nearest Beach

**Saunton Sands**  
**(53km)**

## What Oliver loves...

- Fantastic location for those wanting to explore the beautiful county of Devon, set in easy reaching distance of Exmoor, Exeter and a variety of popular beaches
- Guests will love exploring the huge gardens, there are plenty of quiet spots which are just perfect for a yummy picnic!
- The East Wing offers extra privacy ideal for young families or mature members of the group
- Guests will enjoy sampling locally produced, artisan foods at the weekly Pannier markets held in the nearby towns of Tiverton, South Molton and Barnstaple

## What you should know...

- Those travelling outside of the Summer months should bring their wellies for walks through the woods!
- All bedrooms are located on the first floor so not suitable for those requiring ground floor accommodation
- One of the bedrooms makes use of bunk beds and as a result is better suited to children although this can be easily adapted for comfortable single occupancy
- There is both a lake and a stream in the gardens and so we advise that particularly young children are not left to explore alone

# Terms & Conditions

- Security deposit: £1500 main house and East Wing credit card authorisation required, it will be released in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in rental prices
- Linen & towels included?: Yes, included in rental price
- End of stay cleaning included?: Yes, included in rental price
- Minimum stay: Please note that there is a minimum stay of 3-nights
- Changeover day: Friday or Monday
- Pets welcome?: This must be requested at time of booking. There is an additional charge of £30 per dog, they should stay in the kitchen or boot room and are not to go in the drawing room or upstairs.
- Smoking Allowed?: No smoking
- Internet access?: Wi-Fi access with CAT6 cabling for excellent internet connection

*\* Please note there is no interconnecting door between Colleton Hall and Colleton East Wing, they are separate entities and soundproofed. However, the rear terrace connects to East Wing's back door and is lit at night also in the terrace borders. The front door to the annexe is totally separate with access now through a gate to the main door. The rear terrace though provides easy and practical access when Colleton Hall and East Wing are let to one group as a whole.*