Colleton Hall and East Wing

Region: The South West **Sleeps:** 18

Overview

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.

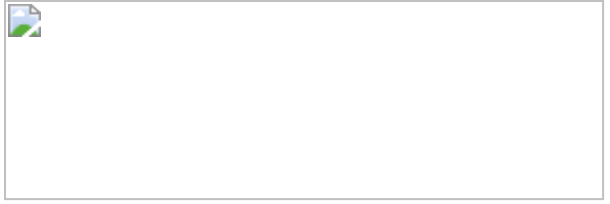
Large groups can be comfortably accommodated in the additional East Wing, taking the total number of guests up to 18. The stylish East Wing is a separate annex with a private entrance hall, living room, kitchen and 3 well-appointed bedrooms. Making it ideal for young families or older members of the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

This makes Colleton Hall and East Wing the perfect accommodation for big friends and or family groups celebrations, with pleanty of space and great value for money.

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!









Metro Newspaper UK (https://www.metro.news/)

Facilities

Ideal for Xmas/NY • Walking/Hiking Paths • Ideal for Kids • Horse Riding • Canoeing/Kayaking • Historical Sites • Cycling • Ideal for Parties • Working Fireplace/Woodburner • Eco Friendly (Sustainable) • Recommended • Great Value • Catering Available • Weddings • Ideal for Teens • Quirky (Unique) • Manor • Maid Service Available • Chef/Cook Available • Pets on Request • Cots (Cribs) • All Bedrooms En-Suite • Modern • Heritage Collection • Country Estate • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Games Room • Indoor Games • AGA • Outdoor Games • Heating • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • Travel by Train possible • High Chair(s)

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, dishwsher, 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
- Large entertainment terrace
- Barbecue
- Sun loungers & parasols
- Selection of games including football with net, rounders, cricket & boules
- 3 acres of gardens including a vine for alfresco dining. Lake and borders lit at night
- 10 acres of private parkland with 350-year-old oak - including designated picnic area, firepit, logs, director's chairs also with solid tables and benches
- 25 acres of private semi-ancient woodland including a picnic area overlooking a stream with solid tables and benches

- Wildflower meadow and picnic area - solid table with benches
- Vegetable garden when in season and subject to availability
- Lake with steps for dark water swimming and outdoor towels, paddle boards, canoe, rowing boat, lifejackets & lifebuoys provided
- Duck feeding
- Extensive walks throughout the estate and the opportunity to spot a wide variety of wildlife including birds and red deer

Additional Facilities
- Wi-Fi with CAT6 cabling
- Smart TVs
- USB points in all bedrooms
- Sonos sound system to all ground floor rooms with sub-woofer in the reception hall
- Baby grand piano
- Retro & contemporary board games
- Card table & playing cards
- Extensive eclectic library
- Pool/snooker table
- Iron/ ironing board
- Parking for up to 14 cars

The Hall also comes with complimentary extras such as fresh flowers throughout, bottles of sprakling wine and beer, chocolates, and a stocked pantry of condiments and essentials, to make your stay just a bit more comfortable!

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 Stagg 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.

The local activities include golf, horse-riding, fishing, walking and many Exmoor adventures are all close by. This Manor and its secluded grounds and woods represent the ultimate country estate escape: spring fed lake for dark water swimming, paddle boards, rowing boat and canoe and wildlife, including Devon's famous red deer wandering through the grounds.

Local Amenities

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









Nearest Beach	**Saunton Sands (53km)**

What we love

- 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. Situated just 20 minutes from Junction 27 of the M5 and 5 minutes from the A361!
- 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 producted, 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
- Grab one of the many Seasonal Promotional Opportunities - Summer holidays, school holidays, Christmas/New Year, Easter, Bank Holidays, Thanksgiving, Valentines/Romantic Escapes, Autumn Colour on Exmoor, Hidden Escapes without the crowds in shoulder/low seasons and more

Terms & Conditions

- **Security deposit:** £1500 main house and East Wing charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4pm

- **Departure time:** 10am

- **Energy costs included?:** Yes, included in rental prices

- **Linen & towels included?:** Yes, included in rental price

- **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.

- **Other Ts and Cs:** Colleton Hall and East Wing is perfect for intimate weddings, elopements, and civil partnerships, with a maximum capacity of 18 guests.

- **Changeover day:** Friday or Monday

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking

- **Minimum stay:** Please note that there is a minimum stay of 3-nights

- **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.*

Catering

- The owner is happy to accept external caterers and has a selection he can recommend, please just enquire.

*** Please note guests are not permitted to use Dine Indulge at the property***