



Chartered Surveyors

Estate Agents

Auctioneers and Valuers

STAGS

63 Fore Street
Totnes
Devon TQ9 5NJ
☎ (01803) 865454
Fax (01803) 864227

Ref: TO/16922/OC

PEACEFUL VALLEY

Totnes, 7 miles. Newton Abbot, 4 miles. Sainsbury's, 2 miles.

**LUXURIOUS CONVERSIONS OF AN OLD FARMSTEAD IN A TRANQUIL
SETTING YET ONLY 1 MILE FROM THE TORBAY RING ROAD.**

HIGHER COMPTON BARTON COMPTON NEAR TORQUAY, SOUTH DEVON

The Properties on offer will provide:-

Hall, Sitting Room (most vaulted),
Excellent Kitchen with polished
granite work surfaces,
2, 3, or 4 Bedrooms,
Bathroom and En Suite.

Oil Central Heating.
Double Glazing.
Original character features.

Option of Wood Burning Stove or
Supplement for Aga.
Generous Gardens, Parking.
Independent surveyor checks.



!! Private Country Walks to Compton
Village come free !!

FROM £135,000

Map Ref: SX 874 649

For Sale by Private Treaty

These particulars give a general outline only. Your attention is drawn to the disclaimer printed within.

Also at: EXETER (01392) 255202 · BARNSTAPLE (01271) 322833 · TIVERTON (01884) 256331
SOUTH MOLTON (01769) 572263 · WELLINGTON (01823) 662822 · DULVERTON (01398) 323174
HONITON (01404) 45885 · LAUNCESTON (01566) 774999 · KINGSBRIDGE (01548) 853131

The London Office: 39 PALL MALL, SW1

Ref: 16922

VIEWING : As the site is currently being developed - viewing is strictly by appointment with **STAGS**, please telephone Stags for viewing times on 01803-865454.

DIRECTIONS : From Marldon proceed onto the A380 (Torbay Ring Road) and proceed left (north) towards Torbay. At the large roundabout where Hamelin Way carries on, take the second exit signposted to Torbay, Shiphay, etc. Proceed down the hill and take the second left hand turning (Moles Lane) signposted Abbotskerswell. Follow this road and go over the bridge and take the next left hand turning, signposted to Glenside Nursery. Before **Styles Nursery** immediately on the right there is a lane signposted **Higher Compton Barton**. Proceed down this long driveway and the properties will be directly in front of you. **Please see previous "Viewing" Paragraph.**

DESCRIPTION : This interesting old farmstead which is Grade II listed is being skilfully converted by a well known local developer to form an attractive development of thirteen luxury character homes, with a strong emphasis on conservation and enjoyment, of a truly unique valley setting, being in a delightful private and secluded valley, yet within approx one mile from the Torbay Ring Road. Torbay Hospital and Sainsbury's are 2 miles away approximately.

SITUATION : Torbay covers the three major towns of the bay - Torquay, Paignton and Brixham - collectively known as The English Riviera. Torquay is the largest and offers a comprehensive range of shopping, educational, recreational and sporting facilities. There are plenty of beaches within the bay, including some beautiful more secluded ones which are slightly off the beaten track. Paignton and Torquay both have theatres and Brixham is a traditional fishing town.

DISCLAIMER :

1. Any representation by Stags, whether orally or in writing and whether made in these particulars or prior to their production, is believed to be correct but its accuracy is not guaranteed and it should not be relied on. A purchaser must rely upon the provisions of the contract, information supplied in writing in answer to enquiries raised by his solicitor/licensed conveyancer, the usual Local Authority searches, his own surveyor's report and his own inspection, measurements and researches and not upon any representation made by Stags or by the Vendor. These particulars do not form part of any contract unless specifically incorporated therein, in which case the Vendor accepts personal responsibility for the accuracy of the particulars.
2. Any areas, measurements, distances or orientations given are approximate only.
3. The property, its services, appliances, fixtures and fittings have not been surveyed or tested by the agents and no warranty is given as to their condition or their ability to function. Legal entitlement and source of services have not been verified.
4. Any reference to alterations to or use of the whole or any part is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

4 HIGHER COMPTON BARTON

Glazed double doors providing much light to Entrance Hall.
Staircase to First Floor. Door to

CLOAKROOM : WC. Wash hand basin.

KITCHEN/DINER : 21'8" x 13'4". Matching wooden fronted units. Fitted oven and hob with extractor fan above. Island breakfast bar with polished granite work surface. Arrow slit window. Door-to-ceiling windows with views to courtyard. Built-in fridge/freezer. Radiator.

SITTING ROOM : 17'4" x 14'2". Open vaulted ceiling. Exposed beams. Velux window. Dual aspect. Large floor-to-ceiling window.

ON THE TOP FLOOR

LANDING :

MEZZANINE ROOM : 17'4" x 14'2". Balcony. View down to Sitting Room. Radiator.

BEDROOM 1 : 12' x 17'2". Roof window. Exposed beams. Radiator. Door to
DRESSING ROOM AND EN SUITE SHOWER ROOM :

ON THE GROUND FLOOR

ENTRANCE HALL : Approached from the Courtyard. Radiator.

BEDROOM 1 : 13'9" x 10'. Twin windows with views to outside. Radiator. Exposed roof beams. Door to En Suite Bathroom and Dressing Room. Automatic doors to Boiler Room.

BEDROOM 3 : 13'8" x 9'8". Two windows to outside. Exposed beams. Radiator.

UTILITY ROOM : Approached from Hall. Plumbing for washing machine. Radiator.

BATHROOM : Matching luxurious suite.

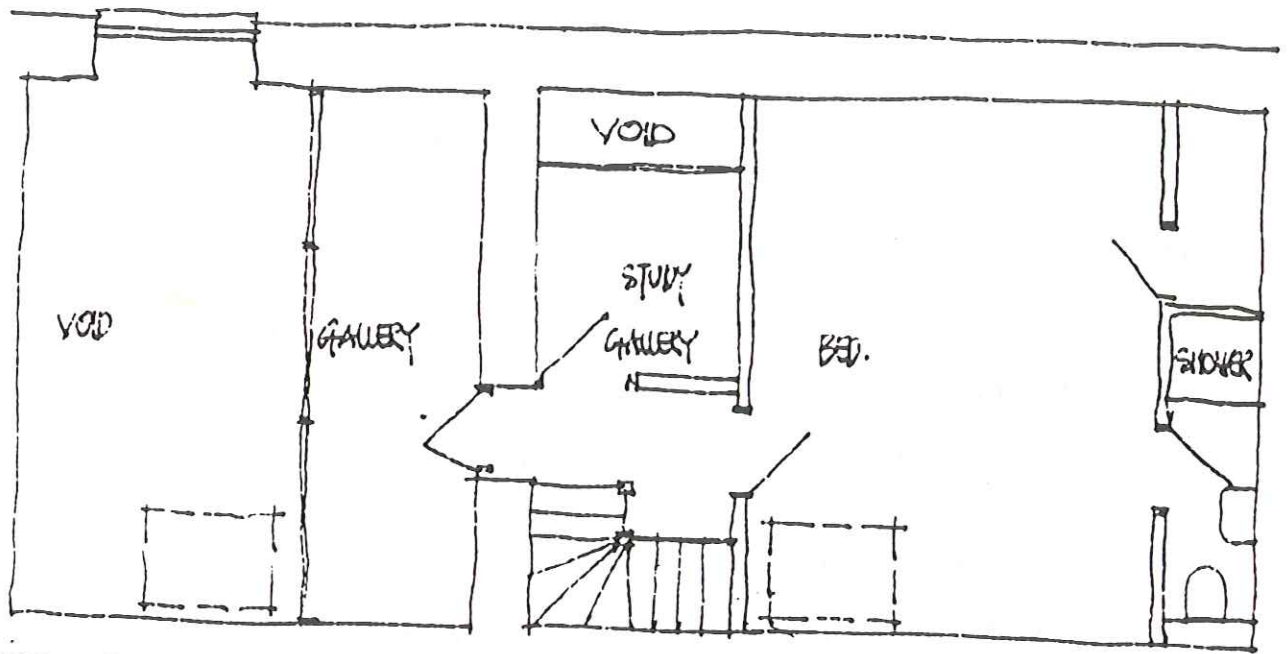
OUTSIDE THE PROPERTY

GARDEN : Generous sized garden approached over the lane.

PARKING : 2 parking spaces.

REGION £155,000

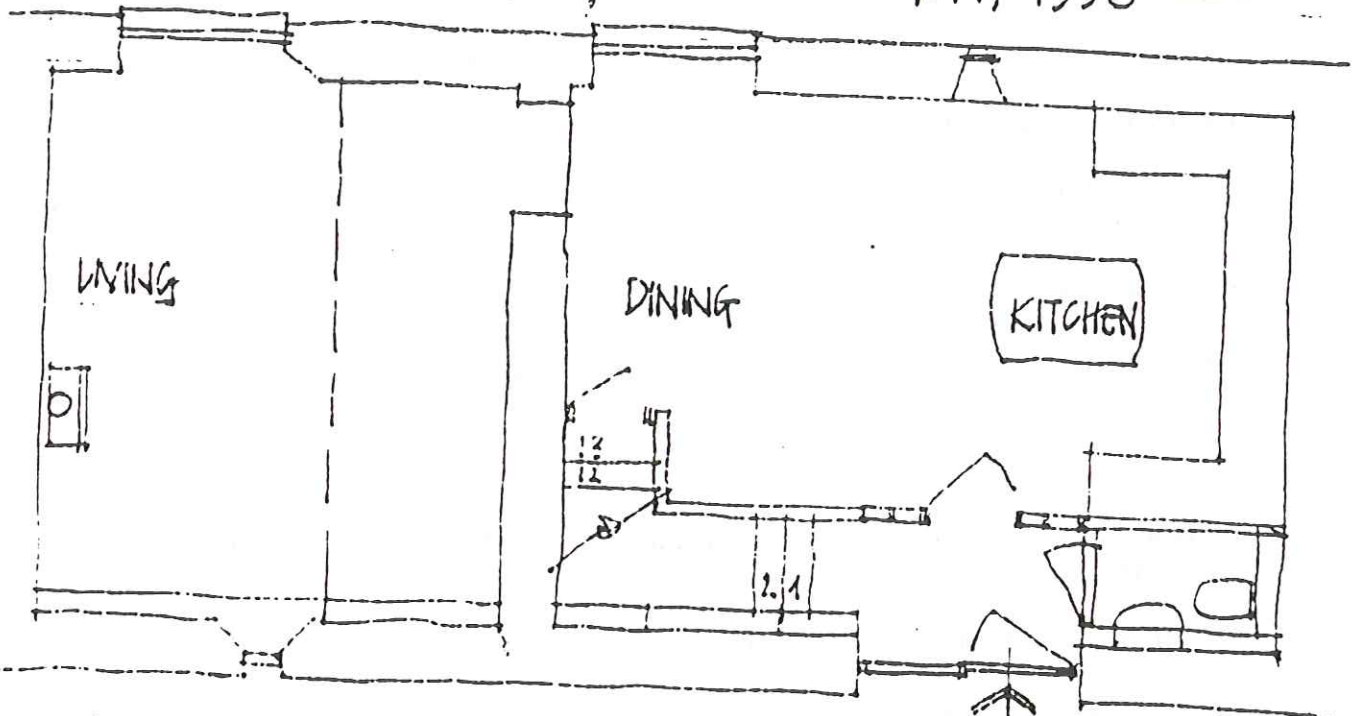
FIRST FLOOR



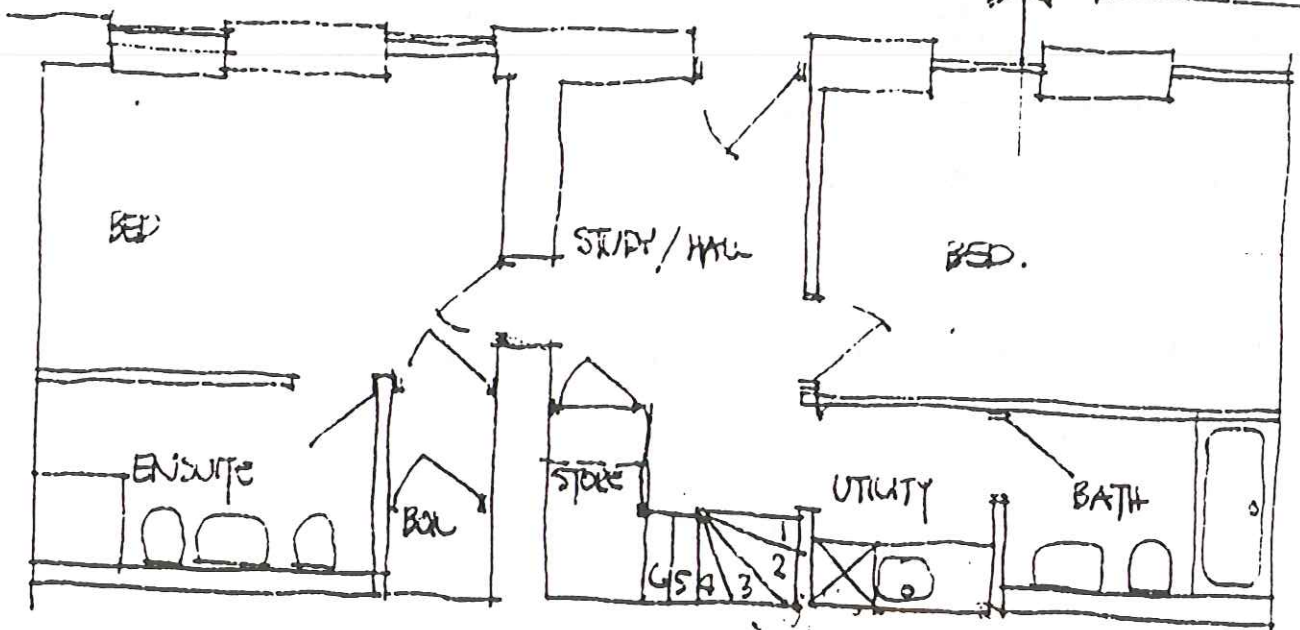
F. HIGHER COMPTON BARTON,

MAY 1998

GROUND FLOOR



OVER-
ROUND
LOOR



5 HIGHER COMPTON BARTON

Lovely old double feature wooden doors to

ENTRANCE : Servery to Kitchen/Diner. Curved Entrance Hall. Boiler Cupboard. Radiator.

CLOAKROOM : WC. Wash hand basin. Radiator.

KITCHEN/DINING ROOM : 24' x 13'5" (maximum measurements of this "L" shaped room). Matching wall and base units. Built-in oven. Extractor fan. Sink unit, etc. Floor to ceiling window with views to courtyard.

Dining Area: Matching drawers. Built-in fridge/freezer.

SITTING ROOM : 17'5" x 12'4". Arrow slit window with views to courtyard. Open to vaulted ceiling with exposed wood timbers. Velux window. Mezzanine.

ON THE FIRST FLOOR

LANDING : Arrow slit window.

BEDROOM 1 : 14' x 17'5". Exposed beams. Velux window. Carpeted bulkhead. Lovely interested character room with borrowed light from below. Radiator.

CLOAKROOM : Porthole style windows. WC. Wash hand basin. Radiator.

MEZZANINE/MINSTREL'S GALLERY : Views to Living Room. Radiator.

ON THE GROUND FLOOR

ENTRANCEWAY : Approached from Courtyard. Wooden door. Utility Cupboard with plumbing for washing machine.

BATHROOM : Matching luxurious suite.

BEDROOM 2 : 17'5" x 10' (approx). Exposed beams. Radiator. Door to

EN SUITE BATHROOM : 14' x 6'4". Bath. Shower. Bidet. WC. Radiator.

BEDROOM 3 : 12' x 9'5". Exposed beams. Window. Radiator. Door to large walk-in wardrobe.

BATHROOM : Bath. Wash hand basin. WC. Bidet. Radiator.

OUTSIDE THE PROPERTY

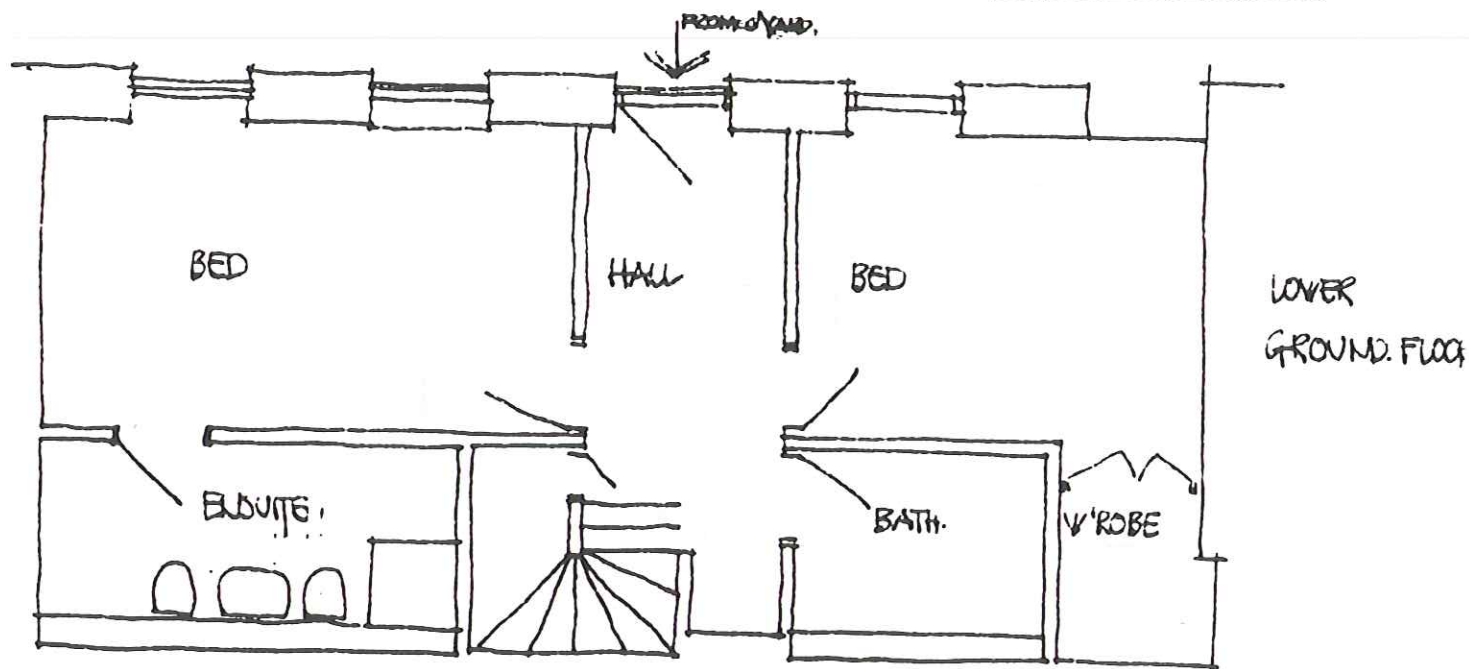
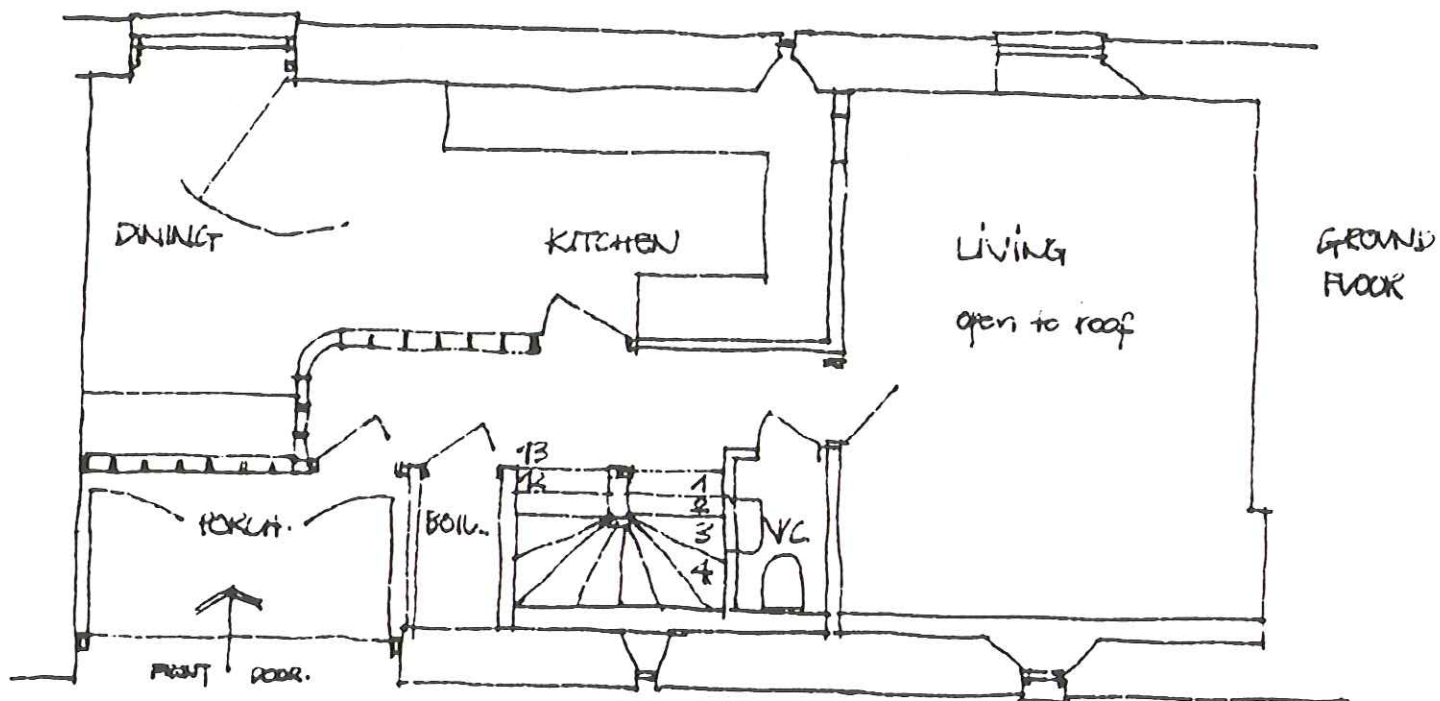
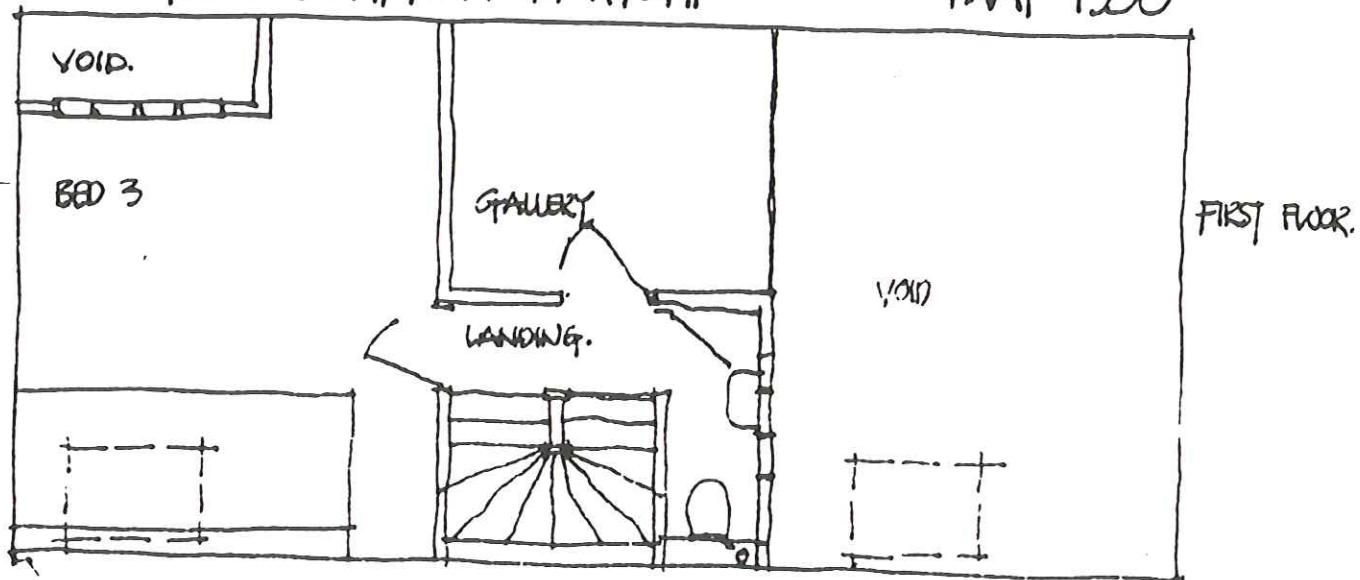
GARDEN : Generous sized garden across the lane with open aspect adjoining fields.

PARKING : 2 parking spaces.

REGION £145,000

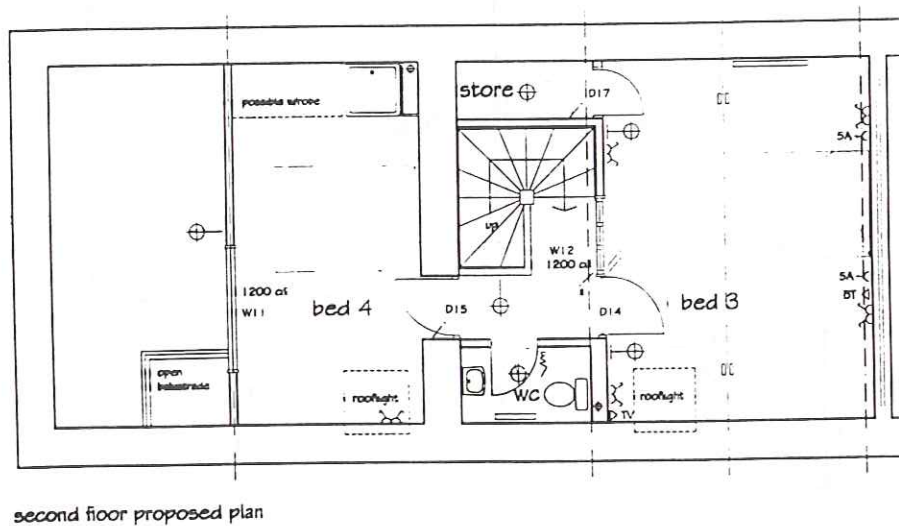
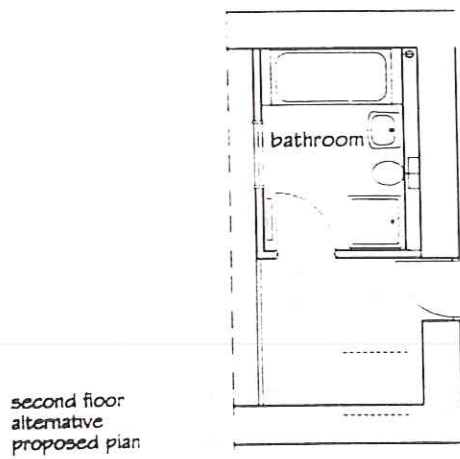
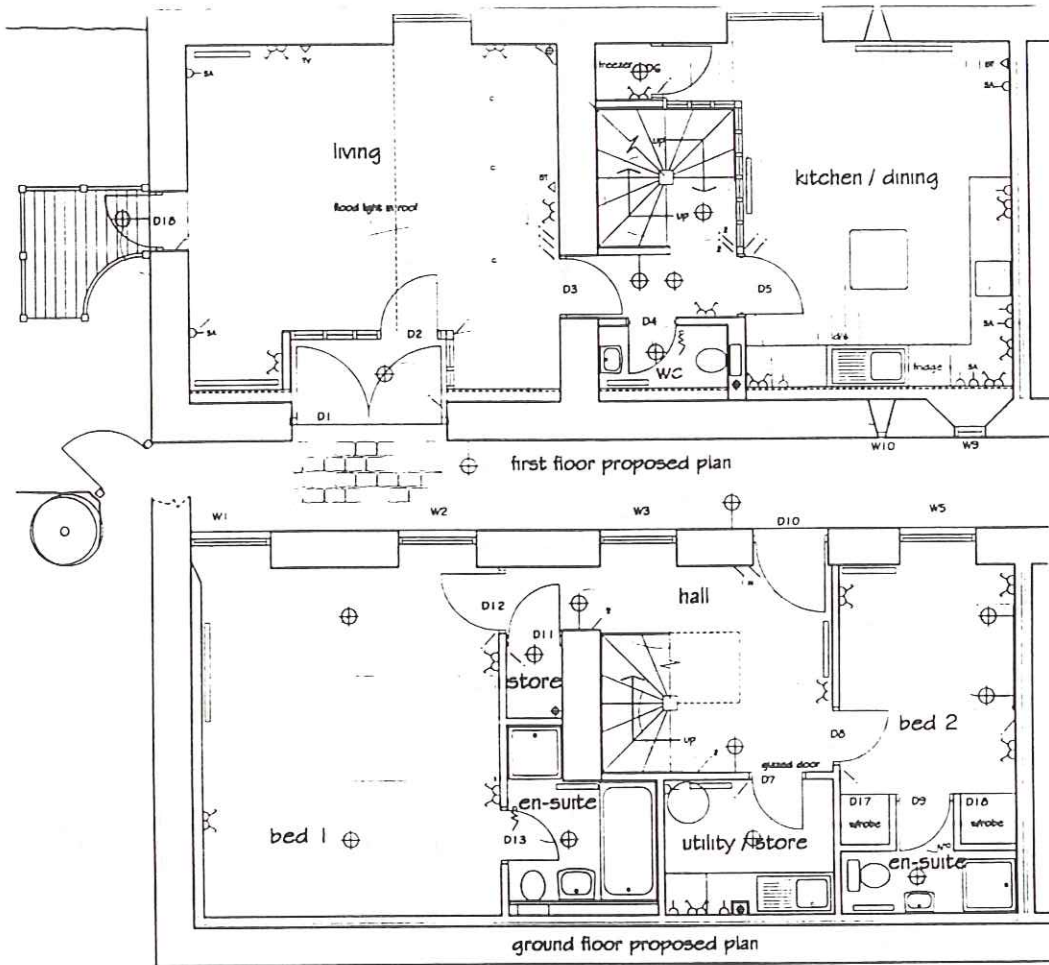
5 HIGHER COMPTON BARTON.

MAY 1998

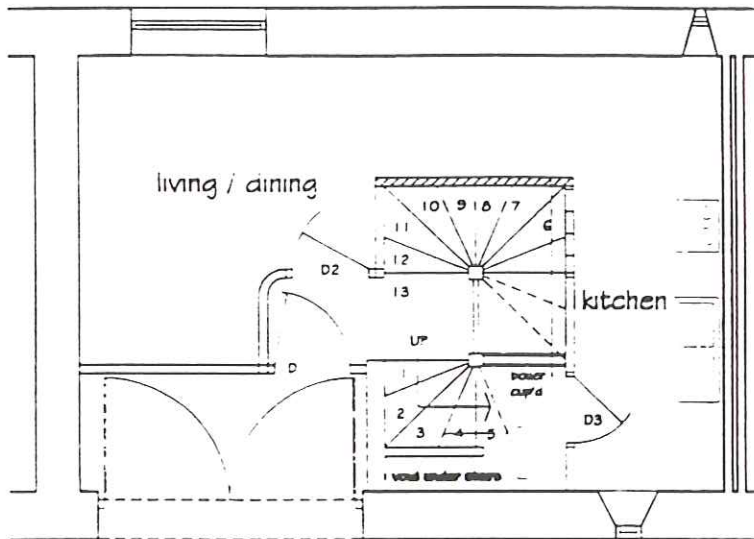


HIGHER COMPTON BARTON, SOUTH DEVON

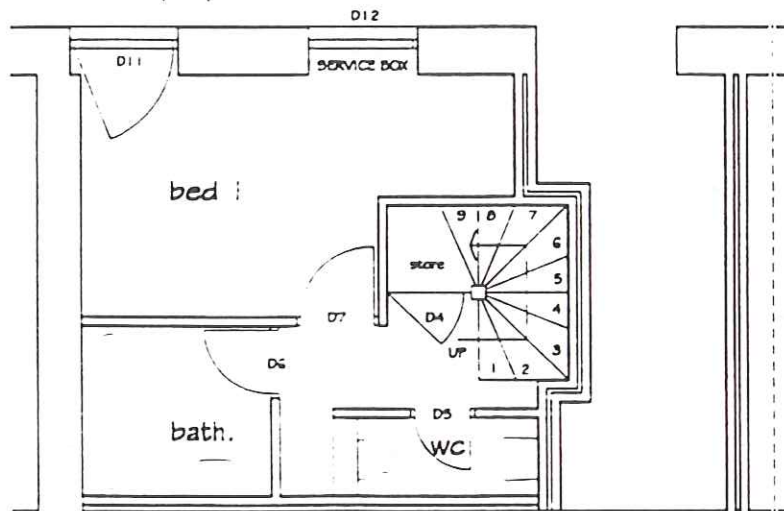
PROPOSED FLOOR PLANS - HOUSE 1



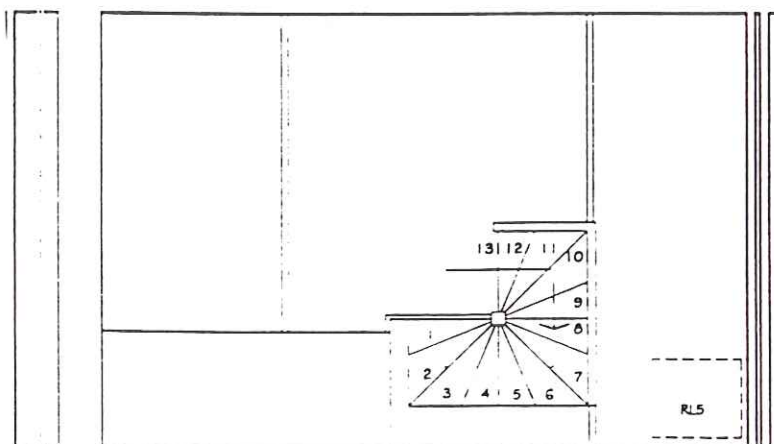
HIGHER COMPTON BARTON, SOUTH DEVON
PROPOSED FLOOR PLANS - HOUSE 3



first floor proposed

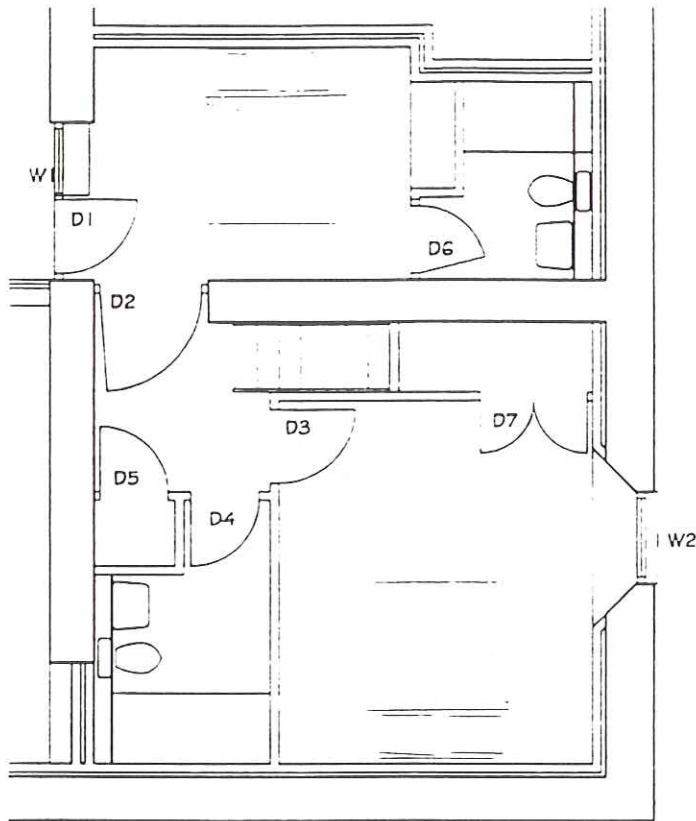


ground floor proposed

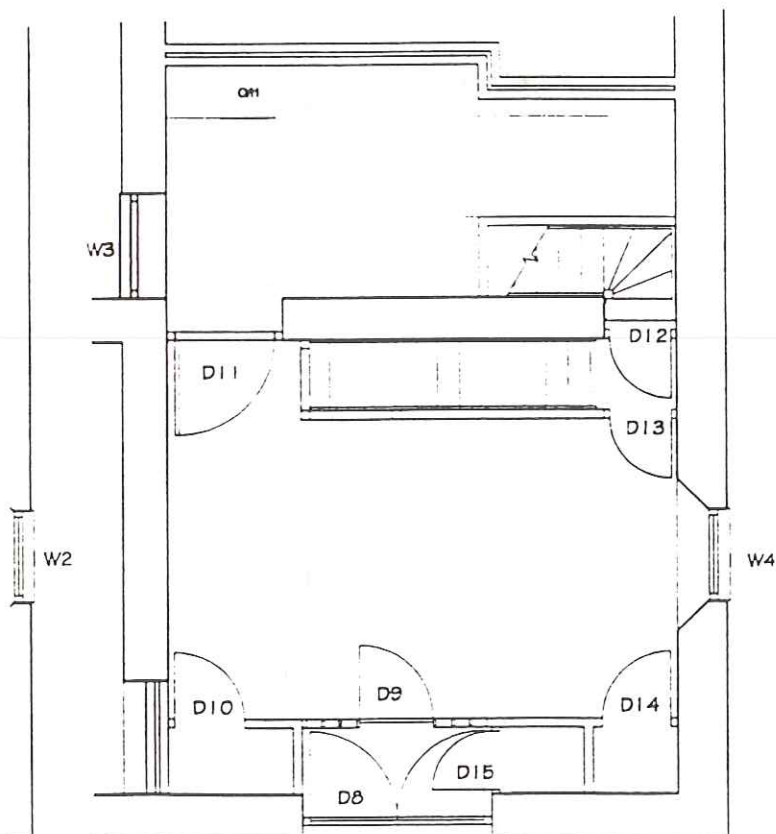


second floor proposed

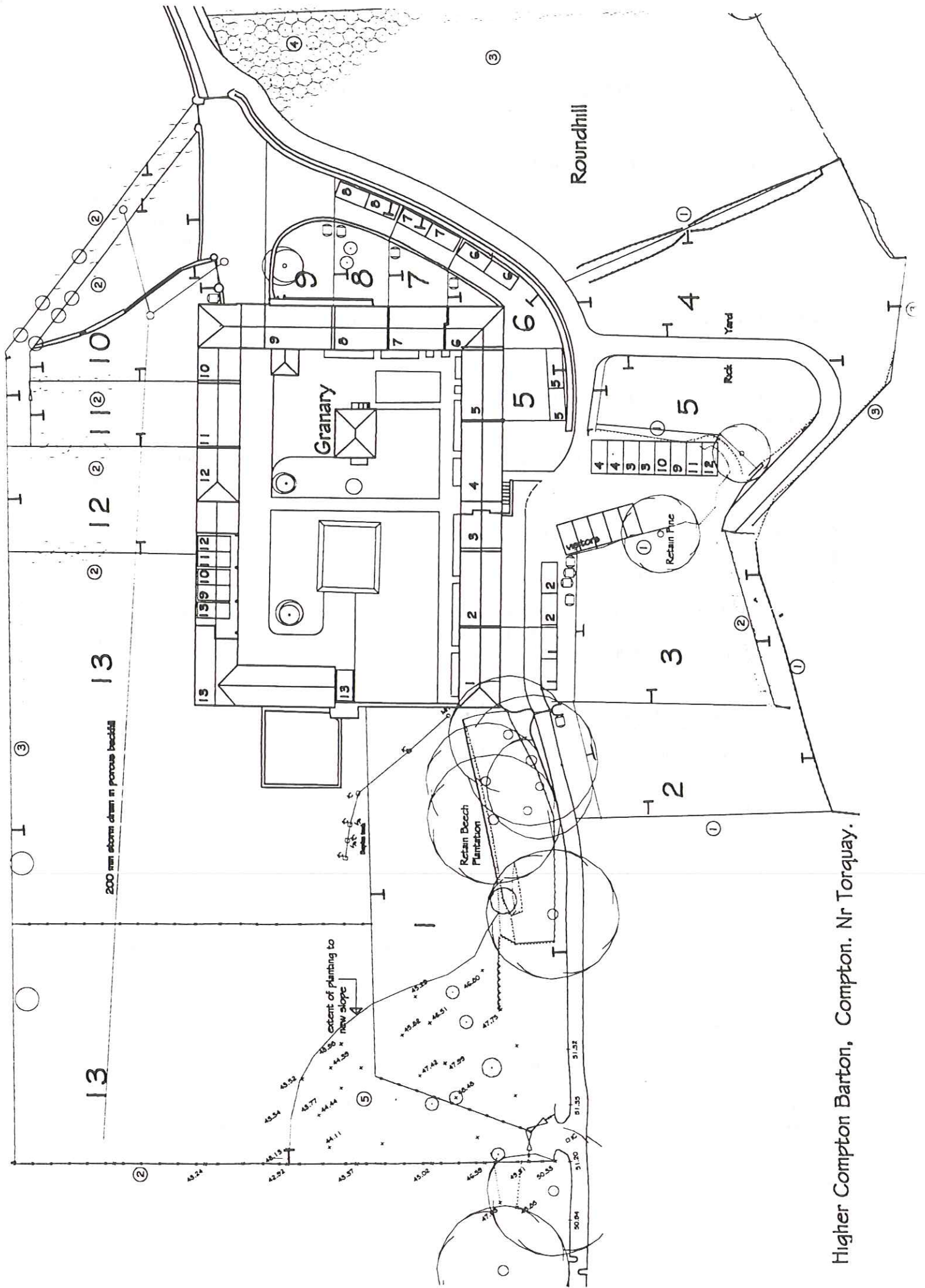
PROPOSED FLOOR PLANS - HOUSE 6



Ground floor proposed



First floor proposed



Higher Compton Barton, Compton, Nr Torquay.

HIGHER COMPTON BARTON

The farmyard complex is shown on the Tythe map of 1840 exactly as it exists now, as are the field boundaries.

In 1826, a Francis Garratt owned all the land surrounding the complex but there was not mention of Farmyard Lane, but by 1839 Garratt was paying taxes on "Farm Yard and Road", so the buildings were probably constructed between 1826 and 1839.

Francis Garratt owned most of the Marlton Parish when he died in 1857. In the 1850 edition of White's Devon he is mentioned - "Parkfield House is the pleasant seat of Francis Garratt Esq, who owns a great part of the parish, and a few years ago, purchased the ancient mansion called Compton Castle, now occupied by his gardener".

The castle was a picturesque ruin at the time and Francis had preferred to build himself a new comfortable house.

After his death the estate was sold off in portions at a sale held in the Globe Hotel, Newton Abbot on 27th September 1860.

Lot 12, The Compton Barton Estate, included the existing complex, sold with Compton Barton as the farmhouse. It is described as including "A recently erected and detached Farm Yard, comprising every Agricultural convenient, and also Two Labourer's Cottages, occupied by (John) Shears and (James) Potter".

At that time the tenant was a Mrs Whiteway. Mention is also made in the sale particulars of the Cider Pound Press and Apparatus, and the Iron Hurdles (one of which survives) which had to be paid for separately, indeed the orchard is also mentioned as being "celebrated for the goodness of its cider".

Coming further up to date a gentleman still lives locally who was born in the larger of the two existing cottages. His mother was born there also, his grandfather worked and lived at the farmyard. Spending his whole working life at Higher Compton Barton he can remember the buildings being used for their original purposes, the nine heavy horses kept in the stables, harvesting and storing the grain, and exciting times such as the dept charge dropped in the field during WWII that killed a horse and shattered all the slates on the roofs.

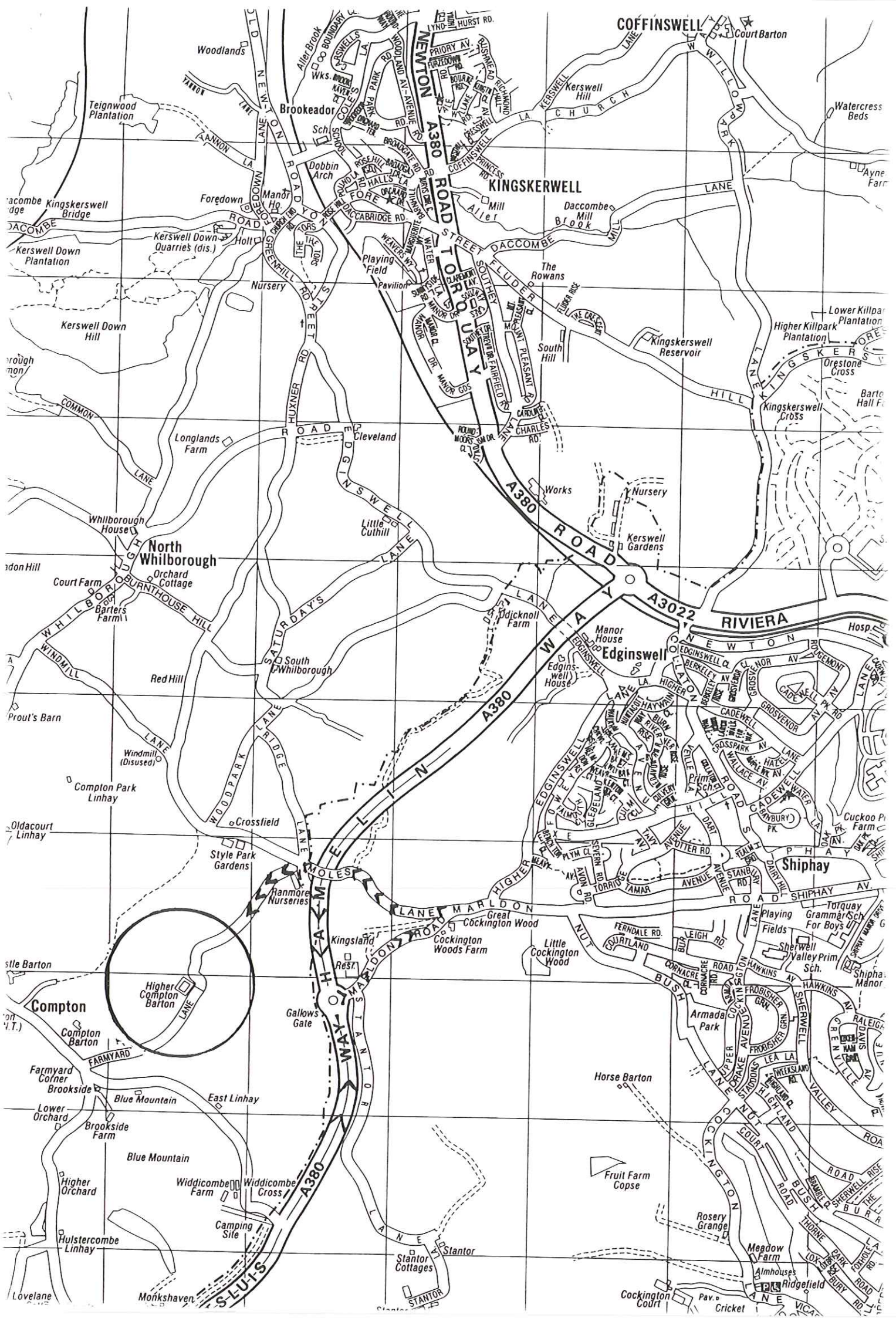
Ironically the depth charge has helped to conserve the buildings, as a completely new roof was needed, resulting in the amazingly good condition of the stonework and timbers.

With careful and considerate handling of the fabric of the building, original features have come to light such as the cobbled areas, original well, and flooring areas which will all be conserved and retained.

Original timber features are to be treated and left in situ wherever possible.

The Cistern, a large rainwater tank will be drained, cleaned and put back into working order.

Higher Compton Barton is a fine example of an early Model Farmstead Complex, and with the sympathetic and quality conscious building restoration project currently underway, will become a wonderful place to call "home".



**** PHASE II NOW RELEASED ****

<i>Plot 1</i>	<i>£220,000</i>
<i>Plot 2</i>	<i>Awaiting Release</i>
<i>Plot 3</i>	<i>£89,950</i>
<i>Plot 4</i>	<i>£155,000</i>
<i>Plot 5</i>	<i>Reserved</i>
<i>Plot 6</i>	<i>£135,000</i>
<i>Plot 7</i>	<i>Awaiting Release</i>
<i>Plot 8</i>	<i>Awaiting Release</i>
<i>Plot 9</i>	<i>Sold</i>
<i>Plot 10</i>	<i>Sold</i>
<i>Plot 11</i>	<i>Reserved</i>
<i>Plot 12</i>	<i>Awaiting Release</i>
<i>Plot 13</i>	<i>Sold</i>

RESERVATIONS : To reserve one of these splendid homes, a £250.00 non-refundable cheque made payable to Roger Hawkins Design & Construct Limited, will reserve a property for six weeks - after which time exchange of Contracts will be expected to take place, with a Completion date to be agreed.

