

FOR SALE

Vickery Holman
Property Consultants



Old Forde House

Brunel Road, Newton Abbot, Devon TQ12 4XX

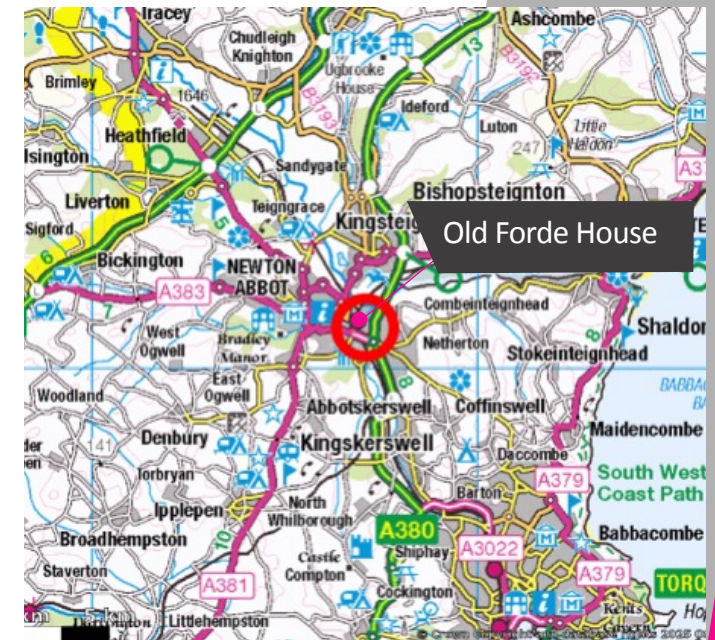


Historic 17th century House set in circa 8.07 acres (3.27 ha) of grounds

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- Rare opportunity to acquire a Freehold site
- Impressive 17th century house set in its own grounds
- Almost 7,088 sq ft (NIA) of accommodation across 3 floors
- Total site area circa 8.07 acres (3.27 ha)
- Scope for continued commercial use or residential redevelopment (STPP)
- Private entrance to the front of the house and lawns
- Open lawn area frames the front section of the house
- Additional parking may be available



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Location

Newton Abbot is within the jurisdiction of Teignbridge, approximately 13.5 miles to the south of Exeter, 26.4 miles to the north-east of Plymouth. The area has good road communications, with the subject property being located approximately 10.9 miles to the south of J31 of the M5. The property is approximately 213 metres south-east of Newton Abbot railway station. Newton Abbot railway station connects to Exeter with a travel time of approximately 42 mins, Plymouth with a travel time of approximately 41 mins.

The property is situated on Brunel Road, to the west of the Penn Inn Roundabout that links Exeter northbound to Torquay southbound, and adjacent to one of the main business estates of Newton Abbot and Teignbridge DC offices.



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Description

The property consists of an impressive Grade I listed former manor house dating back to circa 1550. The building was enlarged in circa 1610 and is noted for its fine 17th century wood carving, oaken staircases, large oak doors, finely decorated plasterwork and magnificent ceilings. The south front faces Torquay Road across the house's front lawn.

The main hall of the house is traditionally located to the west of the main entrance and has a notable plaster ceiling depicting sprays of several different flowers and fruits. The dining room, which was formally a library has a similar decorated ceiling as does the Chairmans Parlour which also has a fine fireplace. The Long Room, also known as the Great Chamber, is on the first floor and is one of the best great chambers surviving in South West England.

Currently, the premises is utilised as office accommodation and business meeting space whilst the second floor has previously been used as a residential flat. Access to the site is located to the front of the property via a small Grade II listed gated narrow lane onto Torquay Road circa 200 meters from the junction of the A380.



History

The present house was built around 1550 and substantially enlarged around 1610 by Sir Richard Reynell, Member of Parliament for Mitchell in Cornwall and his wife Lucy Brandon. The house was built with an E-shaped floor plan which may have been an honour of Queen Elizabeth I who had recently died. The grounds were originally extensive and included the whole of Decoy (so named because wildfowl were decoyed there to extend the houses larder) as well as a deer park.

King Charles I

On the 15th September 1625 King Charles I stayed at the house overnight on his way to Plymouth to inspect the fleet and enjoyed dinner in the main hall. This was followed by a court which the King held in the dining room where he knighted the hosts nephews, Richard Reynell, his brother Thomas Reynell and John Yonge eldest son of the diarist Walter Yonge. He returned later and stayed for a further two nights and slept in the first floor rooms adjoining the drawing room which was probably the Reynell's own bedroom.

Oliver Cromwell

During the Civil War, Forde House gave shelter to Oliver Cromwell and Colonel Fairfax on 24th January 1646 on their way to capture Dartmouth before the second Siege of Exeter. We may surmise that the Parliamentarians were somewhat unwelcome guests at Forde, which twenty years previously had entertained a King.

Courtenay

In 1648 the estate passed to the Courtenay family via marriage of Margaret Waller, only daughter and heiress of Sir William Waller by his wife Jane Reynell the Heiress of Forde. By this time Powderham Castle had been badly damaged during the Civil War and Forde House became the Courtenay's principal residence.



William of Orange

William of Orange stayed at the house in 1688 on his way to his coronation in London having landed in Brixham a few days earlier. It was on this visit that the prince announced his intention to become King of England for the first time. Prince William stayed overnight in the first floor room known ever since as the Orange Room.

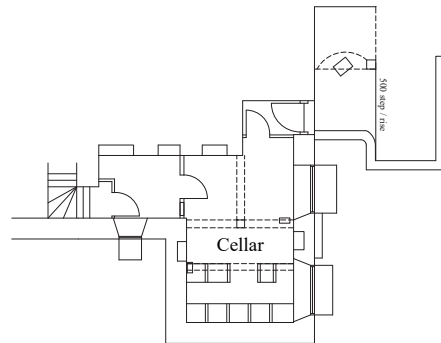
The Courtenay's moved back to Powderham Castle although Forde House remained in possession of the family until 1762 when the house was let to a succession of occupiers. In 1936 the house was sold to Stephen Simpson and then to the Sellick family until its acquisition by Teignbridge District Council in 1978.

Since then the property had been refurbished by its current owners and used for office and conference space as well as for weddings and other events. A modern office building was built in the grounds to serve as the councils main headquarters (opened in 1987). The modern office now took the name of Forde House with the old mansion renamed to Old Forde House to distinguish it.

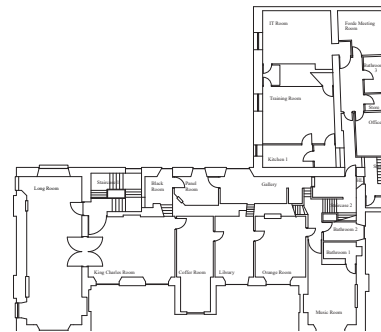
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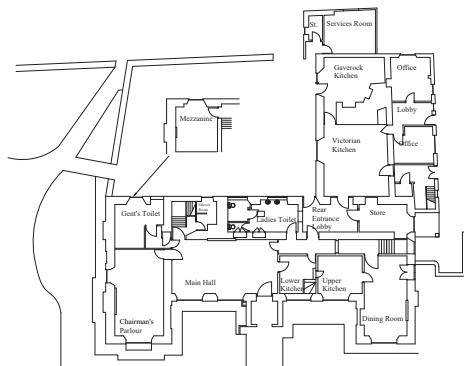
Floor Plans



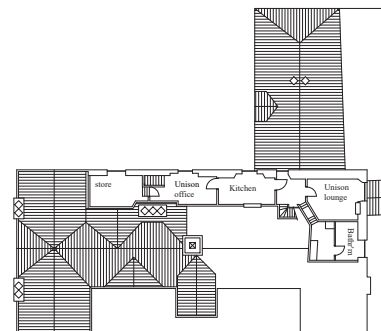
Cellar



First Floor



Ground Floor



Second Floor

Accommodation

Measurements are provided by the vendor on a Net Internal Area (NIA) Basis

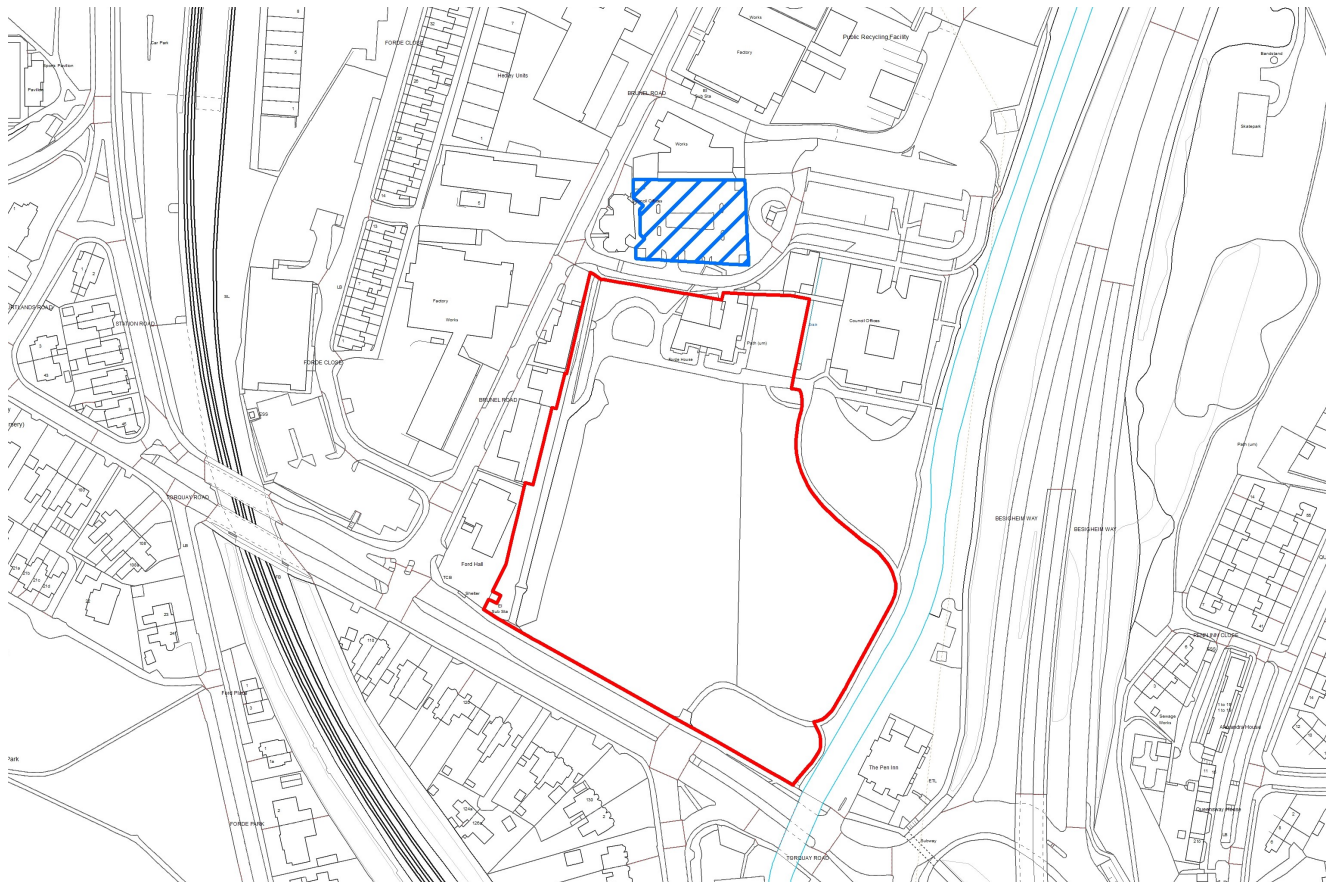
	Sq m	Sq ft
2nd floor	43.90	473
1st floor	324.60	3,494
Ground floor	257.00	2,767
Cellar	33.00	356
Overall total	658.50	7,088

Site area – circa 8.07 acres (3.27 hectares)

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Site Plan



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Further information



Proposal

Price on application.

Subject to Contract

The property is sold freehold subject to Vacant Possession.

Services

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC

E (115)

Parking

Additional parking at the adjacent Walled Car Park (see blue hatched area on the site plan) may be available subject to offer / negotiation.

Business Rates

The property is to be reassessed for rating purposes

Legal

Each party is to pay their own legal fees incurred during this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT

The property is not VAT elected.

Viewings

For further information, please contact the agents direct.

Viewings strictly by appointment only.

Appointed agents

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