



Moorparks







# Moorparks, Rapson

Roborough, Winkleigh, Devon, EX19 8TP

Off a little used country lane less than a mile from the village. Torrington 7 Miles, Barnstaple 12 Miles, South Molton 13.5 Miles

A detached period farmhouse offering generous, versatile accommodation & range of buildings, set in 7.7 acres garden & pasture, in a peaceful rural location commanding fine views

- Hall, 2 Reception Rooms
- Kitchen/Breakfast Room, Utility/Boot Room
- Tack Room, Pantry & Cloakroom
- 5 Bedrooms & 2 Bathrooms
- Potential for dual occupation
- Attached double garage, store & parking
- Barn, stabling for 4, stores, Menage
- No upward chain
- Council Tax Band E
- Freehold

Offers In Excess Of £700,000

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**SITUATION & AMENITIES**

Moorparks fronts a little-used, no-through country lane, otherwise surrounded by its own ground, within the sleepy Hamlet of Rapson, which is less than a mile from Roborough village. The property enjoys delightful views over open countryside. Village amenities at Roborough, High Bickington and Dolton are within easy access. Wider amenities are available at Torrington, Bideford, Barnstaple and South Molton – again, all within easy access. The coast, Dartmoor and Exmoor National Parks are all within striking distance, as are rail links to Exeter. The Link Road, at Barnstaple, leads on in a further 45 minutes to Junction 27 of the M5 motorway and where nearby Tiverton Parkway provides a fast service of trains to London, Paddington, in just over 2 hours. The area is well served by excellent state and private schools, including the renowned West Buckland school. The nearest international airports are at Bristol and Exeter. North Devon’s famous coastline and surfing beaches at Instow, Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all about 45 minutes by car. For those interested in equestrian pursuits, there is an active equine community travelling to nearby Southcott, The Grange and Bicton, with leisure and fun riding enjoyed across Dartmoor and Exmoor. For the country enthusiasts, hiking, shooting and golfing can be found within a 15-mile radius.

**DESCRIPTION**

This detached, characterful farmhouse is of period origin with a more recent in-keeping extension. The property presents elevations of stone and painted render with double glazed doors and windows, beneath a slate roof. The accommodation – which is arranged over two storeys – is generous, spacious and versatile. There is also scope to arrange the accommodation for dual occupation use, subject to a purchaser’s requirements. The majority of the interior has recently been redecorated. There is also scope to convert the attached double garage, subject to consent. There are a good range of outbuildings with an equestrian bias, gardens, a courtyard and three pasture fields, as well as a riding arena, which can all be separately accessed. In all there is about 7.7 acres.

**ACCOMMODATION**

**GROUND FLOOR**

Half-glazed door to ENTRANCE HALL cupboard understairs. DINING ROOM tiled fireplace, fitted wood burner, fine views to the front. SITTING ROOM feature fireplace, fitted wood burner, stone surround, wooden mantle, fine views to front. KITCHEN/BREAKFAST ROOM a double aspect room with extensive range of units finished in oak, topped by granite-effect work surfaces incorporating single drainer stainless steel sink unit, Belling freestanding electric cooker and hob, peninsula breakfast bar, fridge space and cupboards beneath, tiled flooring, Glow Worm wall-mounted calor gas-fired boiler for central heating and domestic hot water, walk-in pantry, space for 2nd fridge and freezer, shelving. UTILITY ROOM double aspect, range of modern wood-effect units topped in granite-effect work surfaces, washing machine and tumble dryer included, Belfast sink, double broom cupboard, coat hooks, door to FRONT COURTYARD. CLOAKROOM low level wc, wash hand basin. STUDY (at present utilised as TACK/FEED ROOM) a double aspect room with door to GARDEN, built-in storage cupboard with window, further double fitted storage cupboard.

**FIRST FLOOR**

LANDING. INNER LANDING. BEDROOM 1 a triple aspect room with fine views. BEDROOM 2 double aspect, range of fitted wardrobes to one wall and chest of drawers, views to the rear. FAMILY BATHROOM painted wood panelled bath, overhead shower, low level wc, pedestal wash basin, heated towel rail. BEDROOM 3 views to front. BEDROOM 4 views to front. BEDROOM 5 views to front. FAMILY BATHROOM 2 featuring a period suite in green theme, comprising; steel bath, telephone-style hand-held shower attachment, heated towel rail, pedestal wash basin, mirrored splashback, low level wc, half-glazed tiled walls, AIRING CUPBOARD housing pre-lagged cylinder. Within the INNER LANDING leading to BEDROOMS 1 & 2 there is an exposed stone wall and a 2nd AIRING CUPBOARD with pre-lagged cylinder.





## OUTSIDE

Outbuildings: attached DOUBLE GARAGE with two pairs of double doors, separately accessed WORKSHOP, FUEL STORE and RECYCLING STORE, TOOL SHED/small GARAGE, range of four STABLES in blocks of two, FIELD SHELTER/HAY STORE. Outside, as one looks at the property, from the lane to the front is a wall-enclosed COURTYARD topped by railings and stone balls, with two pedestrian gates onto the lane. To the left of the attached double garage is additional parking for several vehicles, and there is also a pedestrian gate from this area into the GARDEN – which is laid to grass and where the calor gas bottles are located to feed the central heating system. To the right of the property there is an extension of the COURTYARD and the FUEL STORES, and to the rear steps lead up to a gravelled area and circular patio with shrubbery borders. A rustic arch leads to an extension of the GARDEN, which is clad in clematis. There are then areas of sweeping lawn with central meandering gravelled pathway, with two rustic ARBOURS. Above are well-stocked flowerbeds and borders. There is a return gate to the lane and vehicular and pedestrian gates to the field. From the car parking area there is a separate gate leading into the Paddock areas, and to the MENAGE (40m X 20m). Beyond is the STABLE YARD and intercommunicating access between the three large PADDOCKS. The top two of which are fairly level, with the third gently sloping.

## SERVICES

The property benefits from mains electricity and water. Drainage is to a private septic tank. Central heating is by calor gas bottle.

## DIRECTIONS

From the centre of Roborough, at the New Inn follow the sign to Rapson. Continue along this road for about 0.8 of a mile and you will reach the Hamlet. Turn right here and Moorpark is immediately on your left-hand side.



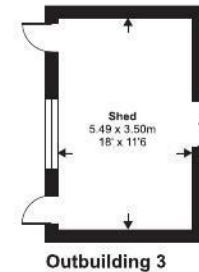
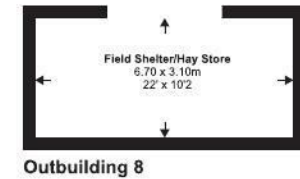
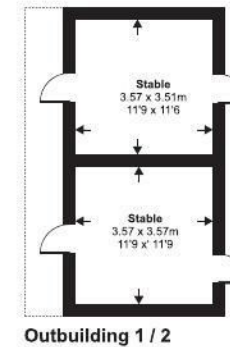
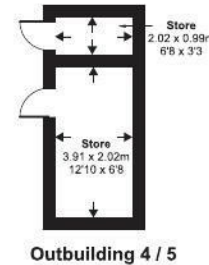
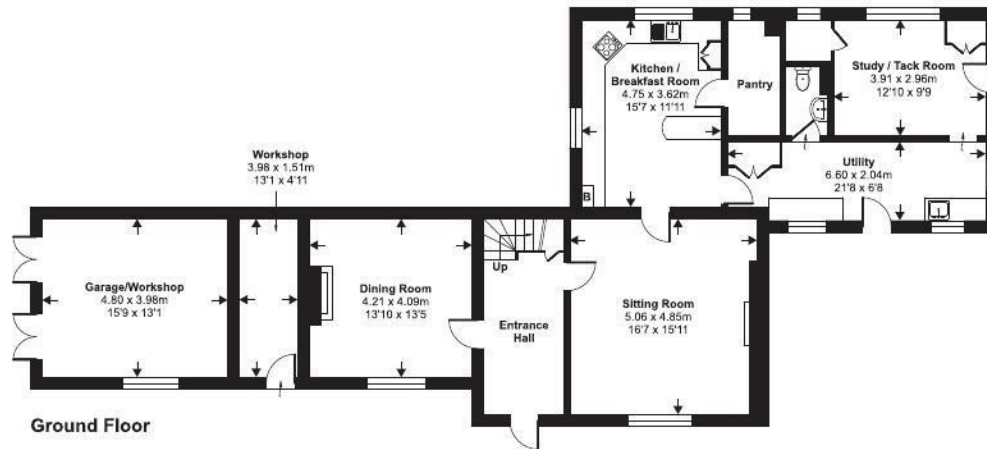
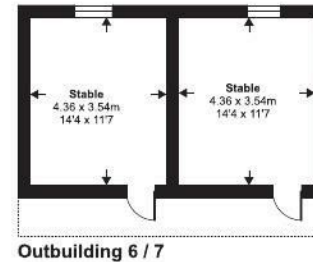
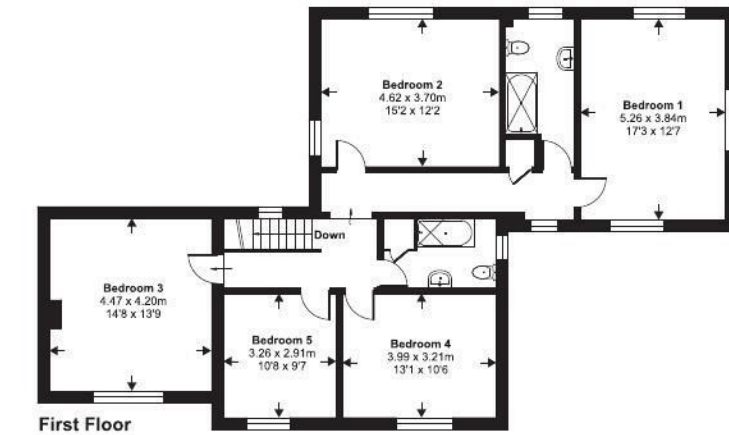
Approximate Area = 2361 sq ft / 219.3 sq m

Garage = 212 sq ft / 19.6 sq m

Outbuildings = 1209 sq ft / 112.3 sq m

Total = 3782 sq ft / 351.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1454018



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | 59                      |
| (21-38) <b>F</b>                            | 31      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|                                             |         | EU Directive 2002/91/EC |



