North Devon

A stunning, grade II listed house with 16th century origins much altered and added to in the 18th century, only 100m or so from the cliffs and quay at Hartland, on the hills above Hartland Abbey. The farm house had fallen into disrepair with holes in the roofs and water running through the centre of the building. A substantial repair programme started in January 2006 and finished in October, 2007 which included;

- Complete re-roofing in new slate bedded in lime mortar because of its extreme
- exposure to severe weather.
- New rainwater goods and gutters.
- Re-rendering of the front elevation in lime mortar.
- Internal repairs from previous water damage and neglect.
- New electrical services and redecoration to make the most of the stunning, and largely intact 18th Century interiors.
- Re-open the maids bedrooms on the second floor which made it an 11 bedroomed

Some particularly interesting historic items have been found including a very early sliding sash window dated between 1670 and 1710.
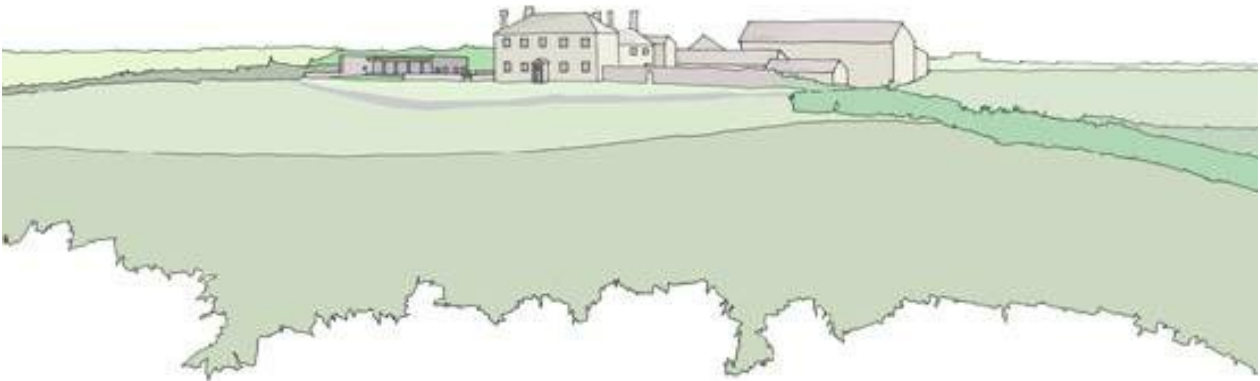
New slate roof bedded in mortar.   *New window with shutters.*

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Other barns and outbuildings are to be converted into three holiday units of 2,6 and 12 beds and smaller shippons and stables used for ancillary parking and storage.

A geothermal pump supplies hot water to the main house and swimming pool.

A rain water harvesting system collects surface run off, cleans it up and re-uses it as a water supply feeding the toilets in the house and water for irrigating the landscaped grounds .

Long perspective view of the rejuvenated house and new swimming pool.

The new modern swimming pool building located within the ruined walls of the adjoining barn and stables will be capped with a green roof that will help it to blend into the surrounding landscape and have a stunning wall of glass to the view to the south. The thermal properties of this roof system will help to keep the building cool during the summer and well insulated throughout the winter.

Sectional drawing cutting through the proposed new swimming pool building.

The finished interior of the farm house.