



Whitemoor Cross, Holbeton, PL8 1JL

CHRISTOPHER'S
— SOUTH HAMS —

Surrounded by fields and countryside sits Whitemoor Cross, deeply immersed in its 360 degree rural landscape. Conveniently located between Holbeton and Mothecombe, this immaculate home retains a high level of privacy. Wrought iron gates invite you through the driveway to the main entrance vestibule of this beautiful 'L-Shaped' home which offers a wealth of versatile accommodation, fit for a growing family, multi-generational living or for those working from home. Downstairs offers 4 generous reception rooms, two of which are currently used as a home office and library, but lend themselves to a variety of uses. The stunning, triple aspect farmhouse style kitchen/breakfast room dances in natural light bouncing off the bright shaker-style fitted units from the sky lights and double doors that lead to one of the garden patios. With plentiful space for a dining table and sofa, this becomes a very sociable room to share time with family and friends, and the seamless join to the outside, extends this superb entertaining space to alfresco dining as the seasons allow. There is a range of integrated appliances, substantial storage and a well-appointed utility room as well. The sitting room and dining room both show case attractive fireplaces, one with a working log burner and the other an open fire on a raised slate hearth. The downstairs flooring is a particular feature, blending slate, tile and parquet throughout and delivering an impressive charm. A downstairs cloakroom completes the downstairs accommodation. Upstairs there are five double bedrooms, two of which boast pristine ensuites. Three bedrooms are double aspect, and all absorb the glorious all-consuming views. A bright family bathroom completes the upstairs accommodation. Outside, double wrought-iron gates open onto a driveway with ample parking for multiple vehicles. The garden frames the property and is primarily laid to level lawn, punctuated by established trees and mature shrubbery. There are two patios offering ideal spots to take in this very secluded haven, but if the weather is not quite on your side, a timber summerhouse is perfectly positioned to take a blanket and a book and enjoy this space. Enclosed by fencing, the garden feels that it naturally extends into the open farmland beyond. This super property is enveloped in dramatic views that stretch far across the rolling South Hams countryside to include the nearby village of Holbeton, the idyllic Mothecombe estuary and Dartmoor in the distance; there is also a bridal pathway opposite the property with picturesque lanes leading you directly to the water and the pretty Mothecombe beach. From a warm, spring afternoon watching the wildlife wake-up, to a hazy autumnal morning with views across the neighbouring fields, Whitemoor Cross is a true feast for the eyes; whatever the season, whatever the weather. Originally a cottage for workers on the Flete Estate, the current owners have added a large extension to create a much-cherished, working family home ready for a new generation to build their own memories. Christopher's will be delighted to show you and viewings are highly recommended.



Key Features

- | | |
|-------------------------|--------------------------------|
| Detached 5 Bedroom Home | 2 Ensuites & Family Bathroom |
| Panoramic Views | Summerhouse |
| 4 Reception Rooms | Ample Parking |
| Farmhouse Style Kitchen | Rural yet Convenient Location |
| Downstairs Cloakroom | Short Walks to Village & Beach |

Situation & Amenities

If you wanted to create the perfect village, you would end up with something like Holbeton, set back from the wooded shores of the River Erme and surrounded by stunning, South Hams countryside. This idyllic spot with a smattering of thatched cottages and cobblestone streets has a village pub, Post Office, shop and primary school. The village hall and playing fields are at the heart of activities in Holbeton and host various gatherings and events that celebrate local crafts, food and traditions, school plays, festivals and sport events fostering a strong sense of community. It also has its own film club! The traditional, village pub called the Mildmay Colours Inn, is a welcoming space to gather. As you would expect, given its location, Holbeton Primary School places an emphasis on the great outdoors, with a forest and beach school plus an orchard and an adventure playground. The 14th century All Saints Church has beautiful stained-glass windows and an iconic spire which can be spotted from miles around dominating the rural landscape. On a hill overlooking Holbeton is an Iron Age fort, known as Holbury. A Scheduled Ancient Monument, little remains of the settlement but the area makes for an interesting walk with dramatic views. The beautiful and unspoilt sandy beach of Mothecombe is on your doorstep with Dartmoor National Park, the coast, further beaches and the yachting havens of Newton Ferrers and Noss Mayo all within easy reach. Whilst it may feel quiet and remote, Holbeton is well connected. Sitting betwixt the rural village of Yealmpton and the Georgian market town of Modbury, there is access to additional amenities including medical centres, pharmacy, optician, hairdressers and other eateries. Secondary school options lie in Ivybridge and with the A38 Devon Expressway about six miles away, there is easy access to the vibrant waterfront city of Plymouth with a larger selection of shops, leisure facilities, theatre and secondary schools.

Services: Mains Electricity. Photovoltaic Panels. Air Source Heat Pump.
Mains Water. Private Drainage.

Due to the rural location here in the South Hams, **Broadband & Mobile** phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority	Tenure	Viewings
South Hams District Council, Follaton House, Totnes, TQ9 5NE	Freehold.	Strictly by appointment through Christopher's South Hams
COUNCIL TAX BAND: F		01752 746 550





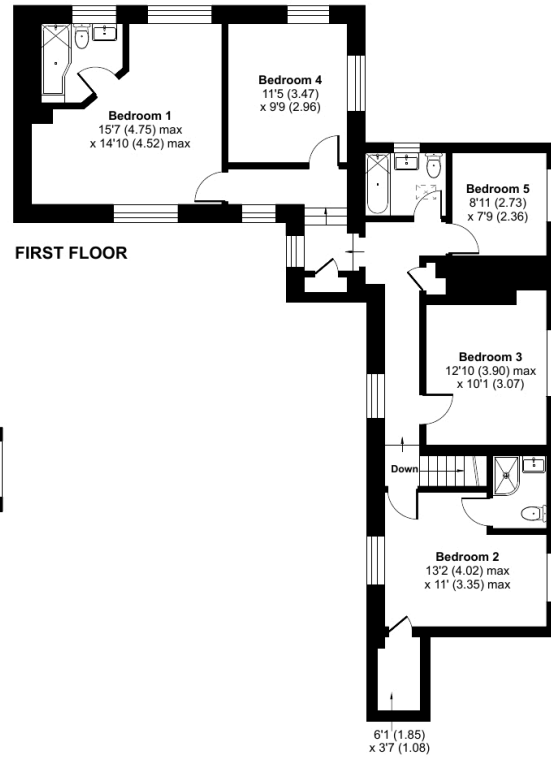
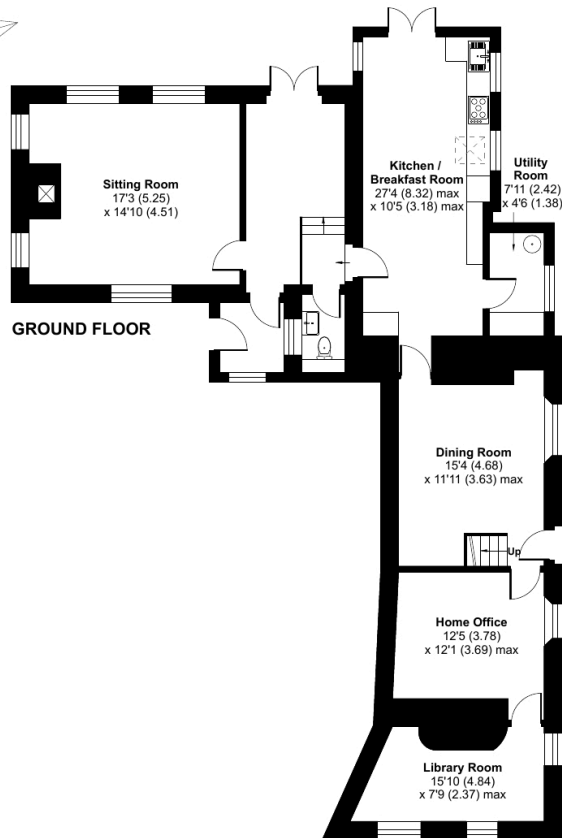




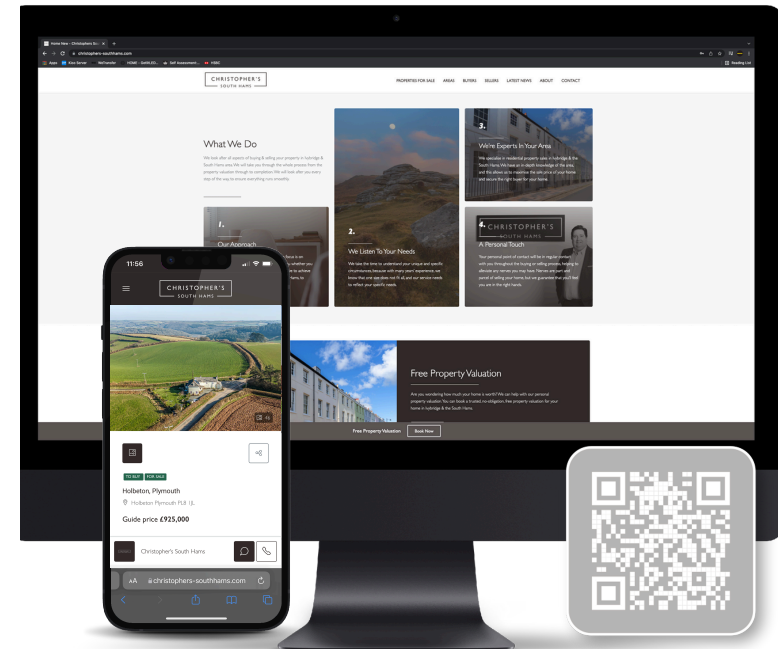
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Approximate Area = 2282 sq ft / 212 sq m

For identification only - Not to scale



Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Christopher's South Hams Ltd. REF: 1253189

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SOUTH HAMS

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