





Slade

Kingsbridge, Devon, TQ7 4BL



Kingsbridge - 2 miles
Totnes – 11 miles
Plymouth - 23 miles
Exeter - 40 miles

A rare opportunity to acquire a landmark property in need of full renovation, set in a secluded rural location yet conveniently close to Kingsbridge. Extending to approximately 5,942 sq ft, the residence is set within 3.76 acres (1.52 hectares) of private grounds. Adjacent to the main dwelling is a former cottage and a collection of traditional stone barns, available to purchase in conjunction with the main house only, offering the exceptional potential to create a distinctive mini estate.

- Secluded location
- First time to the market in almost 100 years
- Main dwelling (5,942 square feet), 11 bedrooms
- Extensive renovation work required
- Former cottage and range of stone barns also available
- Extensive grounds
- For sale by Formal Tender (unless sold prior) with a deadline date of **Wednesday 27th August 2025 at 12 noon**

Farms, Land & Smallholdings
62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183
🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DIRECTIONS

From Kingsbridge, head north and take the A381 main road towards Totnes. Proceed along the A381 for approximately a mile and then turn immediately right after Slade Cross. Continue down this entrance drive and after approximately 0.2 miles bear right to approach the property.

What3words Location:- crinkled.succumbs.trapdoor

SITUATION

Slade is located in the hamlet of Ledstone, which forms part of the village of Goveton, approximately one mile north of Kingsbridge, in the South Hams area of South Devon. The property lies within a designated National Landscape (formerly known as an Area of Outstanding Natural Beauty).

The property is within easy reach of the spectacular South Devon coast, including the popular holiday destination of Salcombe, just 7 miles to the south.

The nearest city of Plymouth being about 20 miles to the west. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 12 miles to the north.

LOT 1 – SLADE (as outlined in red on the site plan)

DESCRIPTION

Slade comprises a spectacular eleven-bedroom detached property, occupying a secluded rural location with no near neighbours, set within approximately 2.74 acres (1.11 hectares) in all, of its own grounds to include an expansive garden on the east south and west boundaries.

ACCOMMODATION

Not of Listed status, the original part of the property is believed to date from the early 1800s, the start of the Georgian era. The main part of the house is thought to have been built in two stages, the first being late-Victorian and the second stage being built in about 1930.

Slade presents a truly wonderful opportunity for those looking to put their own stamp on a property and create their dream rural home. Slade would benefit from



significant modernisation and renovation to reinstate it to its former life as a truly spectacular country residence.

Whilst offering a peaceful rural setting, Slade remains extremely accessible, with direct access to the A381 main road, connecting Kingsbridge to Totnes.

The property is believed to be constructed of a rendered natural stone, possibly sandstone or limestone, under a slate roof. The total approximate gross internal floor area of Slade extends to 5,924 square feet (550 square metres) and the accommodation can be summarised as follows :-

Ground Floor

Entrance porch, entrance hall, dining room, drawing room, library, study, bathroom, kitchen, pantry, larder, morning room, separate WC, utility room (former kitchen).

Access to the cellar may be gained from this floor, but also from outside.

First Floor

Landing area, 11 bedrooms, 3 bathrooms, separate WC.

Outside

The property benefits from an encompassing garden surrounding the property on all sides. The garden has become overgrown in recent years and includes a mixture of lawned areas, shrubs, trees and a large gravelled parking area directly in front of the property on the east boundary as well as a smaller parking area found on the north side and at the rear of the property.

Services

Mains water, mains electric. The buyer will be required to install a new private drainage system.

Access

Access to the property is by means of the private entrance drive which leads off the A381 main road (as shaded in blue on the site plan).



LOT 2- FORMER COTTAGE & STONE OUTBUILDINGS **(as outlined in green on the site plan)**

Located immediately to the west and within close proximity of the house is a former cottage, walled garden and stone outbuildings situated in 1.02 acres (0.41 hectares). Available to purchase in conjunction with Lot 1.

The cottage and buildings offer potential for change of use to residential (or other uses) subject to planning and would sit well with the house and grounds.

In the event that only Lot 1 is sold Lot 2 will be retained by the vendor, and access will be gained to Lot 2 by means of a right of way at all times for all purposes over the lane to the north of Slade, shaded yellow and green on the site plan, for a period of 10 years.

Note

Japanese Knotweed is present within the grounds. Details of the professional management plan to address this can be obtained from the selling agent.

PUBLIC FOOTPATHS

There are no public footpaths which cross the property as far as are known.

TENURE

The property is offered for sale on a freehold basis, with vacant possession being available on legal completion.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a deadline date of **Wednesday 27th August 2025 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Slade'.

Buyers are invited to submit tenders for Lot 1 only or for Lots 1 and 2 combined. Please note that Lot 2 will **not** be sold separately.

Buyers who wish to submit a tender will be required to sign a legal contract, forming part of the legal pack being available from the Selling Agent and provide a deposit of 10% of their offer price, as their tender.

Moreover, the successful purchaser will be liable to pay an administration fee to Luscombe Maye amounting to 1% of the purchase price plus VAT, in addition to their tender on completion.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 3 months later (or earlier by arrangement) as documented within the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, amend the way in which the property is offered for sale or potentially accept an offer prior to the closing date.

GUIDE PRICE

Lot 1 - £625,000

Lot 2 - £225,000

The Whole - £850,000

LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

The property Slade falls within Council Tax Band H and the amount payable for 2024/25 is £4,745.44.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP.

Kingsbridge, Devon, TQ7 4BL

Address: Slade, KINGSBRIDGE, TQ7 4BL
RRN: 4434-8120-6409-0553-3292

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

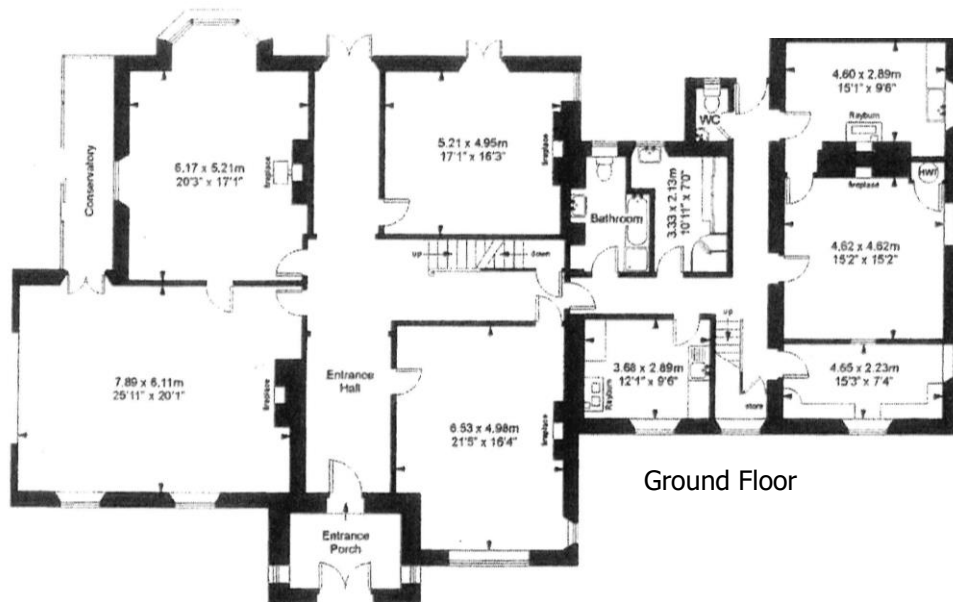


England & Wales

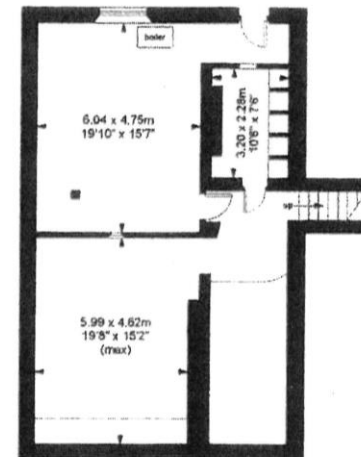
EU Directive
2002/91/EC



First Floor

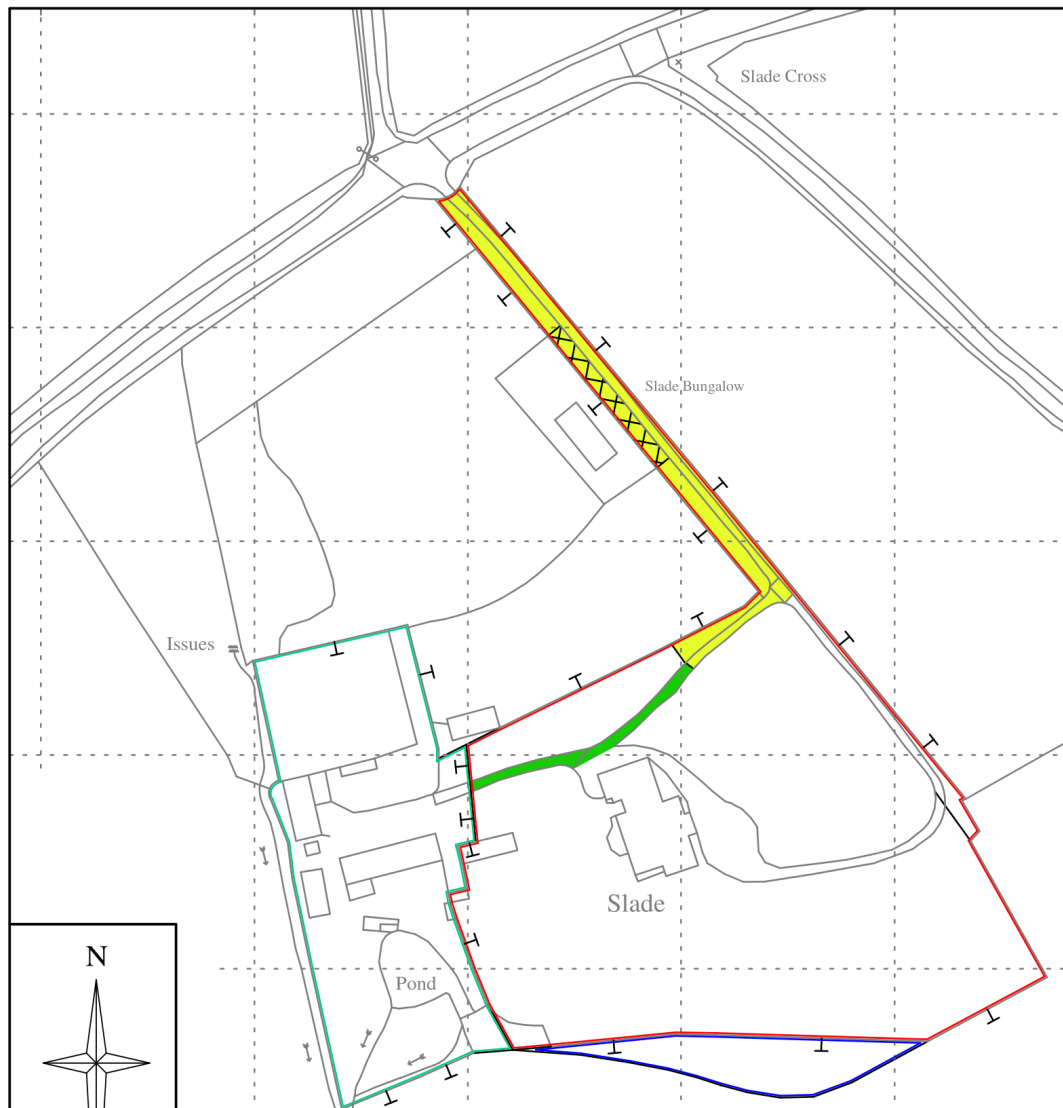


Ground Floor



Cellar

Approximate Gross Internal Floor Area
(GIA)
550.32 sq m/ 5,923 sq ft



Notes

- 1) Parts in grey are Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100022432
- 2) Parts in black are Centre Line Surveys and Land Registry data
- 3) Areas shared yellow and green are right of way on registered land for use by other land
- 4) Areas outlined blue are retained by seller
- 5) Area crossed hatched black on yellow is parking area and right of way for seller
- 6) Measurements scaled from this plan may not match measurements between the same points on the ground

CENTRE LINE SURVEYS

20 Dartmouth Road
Paignton
Devon
TQ4 5AQ
Tel: 01803-524015

e-mail: admin@cenline.co.uk



Survey at

SLADE
KINGSBRIDGE
TQ7 4BL

Scale 1:1250 @ A4

File: LUS1224



 **Luscombe Maye**
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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