



FALCONERS

SALCOMBE

The House

Falconers, a Grade II listed building, showcases the Kentish Wealden style of architecture and was built in 1925 for the British Empire exhibition to demonstrate the traditional use of English oak.



Historical Significance

Originally built for the 1925 British Empire Exhibition and later re-erected on its current site.

Set in approximately 7 acres of pristine gardens with its own helipad, Falconers is approached via a sweeping lime tree-lined drive. Though original in construction, the house has been improved over the years; the current owners have extended the west-facing wing to emphasise its symmetry and design.

Build

The house is built exactly as half-timber dwellings were in the 15th century, every timber, joint, mortice and tenon has been produced by the handwork of craftsmen in the manner of 450 years ago.







Expansive Great Hall

*Magnificent features,
full-height ceilings,
exposed beams, a
majestic open fire and
stained glass windows.*

A studded oak door and quaint porch lead you into a dramatic great hall with an impressive central truss and exposed beams. The hall is illuminated by stained glass windows and features a majestic open fireplace and a galleried landing.

The ground floor includes a study, an office and a kitchen that combines modern amenities with historic charm. The kitchen leads to an integrated breakfast room and a cosy sitting room with exposed beams, polished floors and an open fire.

Upstairs, the accommodation includes several beautifully appointed bedrooms, many with dedicated bathrooms.



In Summary

Falconers is a masterpiece of architectural and historical significance, offering a blend of timeless elegance and modern functionality.





**Architectural
Beauty**

*The property
showcases
handcrafted timber-
work and intricate
detailing.*







The Detail

The property is adorned with numerous stained glass windows depicting various English scenes.





ST GEORGE

The Gardens & Grounds

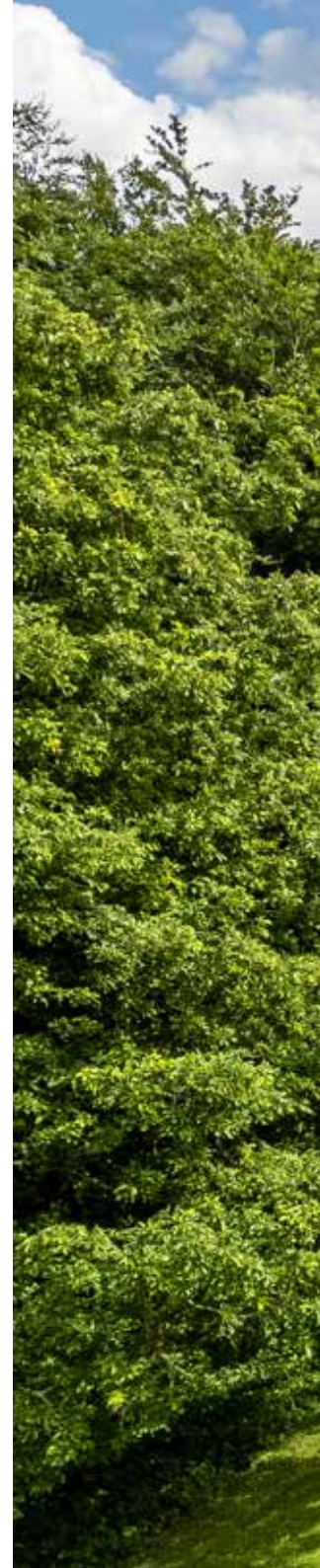
The gardens, a masterpiece, are beautifully laid out. They are believed to have been designed by the renowned Gertrude Jekyll, reflecting her distinctive style in their naturalistic planting and harmonious colour schemes.

At the south aspect of the house, a paved terrace extends from the drawing room, offering southerly views over a manicured lawn and a charming water feature. Above the terrace, the bedroom balcony provides an elevated perspective of the gardens, enhancing the sense of connection with the outdoors. Broad steps lead down from the terrace to the lawn, where a semi-circular yew hedge forms the southern boundary, creating a private, enclosed space perfect for relaxation. Beyond the formal lawn area, the gardens become less structured, featuring expansive lawns scattered with bulbs and mature trees. This thoughtful planting ensures a vibrant display of colour throughout the year. A magnificent wisteria graces the rear of the house, adding a touch of elegance and seasonal beauty.



Pristine Gardens and Grounds

Set within approximately 7 acres of beautifully landscaped gardens.







The Approach

From the gated entrance an attractive lime tree lined driveway sweeps down to the house.

Unique Garden Features

Walled gardens, formal and informal spaces with enchanting planted borders.

In Summary

These gardens are a testament to classic design and careful stewardship, offering a blend of formal and informal spaces, seasonal colour and exceptional privacy.

To the north of the house, standard rose bushes line the gravelled parking area, adding a classic touch of charm. The eastern side of the garden features a magnificent old brick wall dating back to the 1920s. This wall encloses two gently sloping lawned areas, with a central gravel path leading to a picturesque arbour entwined with roses and vines.

The walls themselves are covered with espaliered fruit trees, enhancing the historical character of the garden. An archway in the brick wall leads to the former kitchen garden, now a grassy area. Surrounding the garden, woodland plantings provide a high degree of privacy, creating a tranquil and secluded atmosphere. Additionally, there is a four-acre paddock running alongside the drive, complete with a working helipad, making the property not only a beautiful retreat but also highly functional for modern needs.

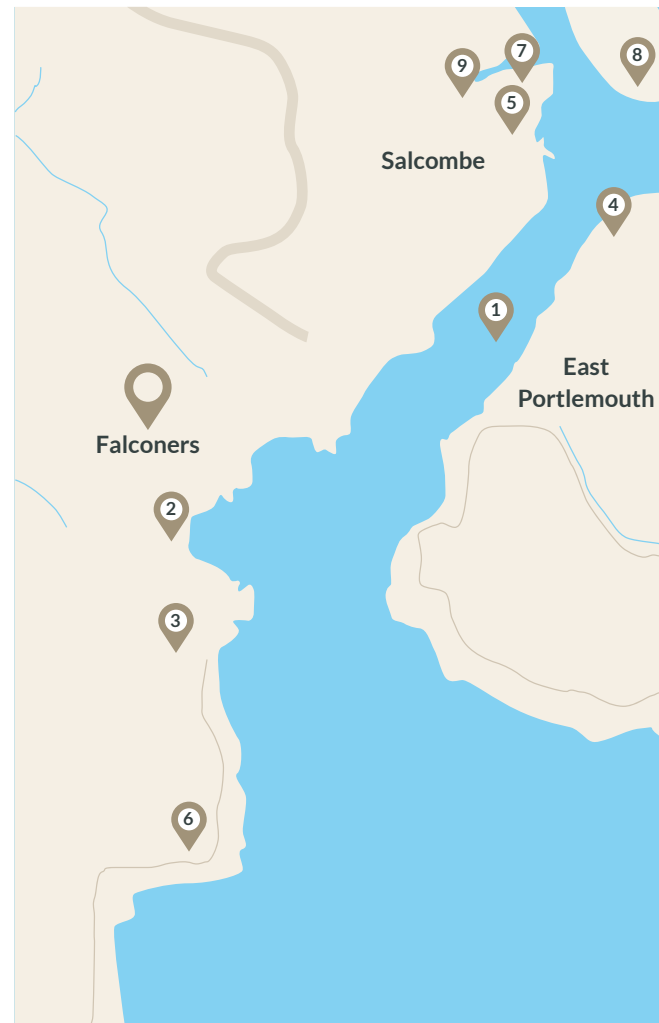


The Location

Salcombe is a picturesque, coastal town in Devon, which is known for its stunning scenery, maritime heritage and charming atmosphere. Located in the South Hams district on the Kingsbridge Estuary, it offers breathtaking views and a serene waterfront settings.

A haven for sailing enthusiasts, Salcombe features sheltered waters, a bustling harbour with yachts and fishing boats and the historic Salcombe Yacht Club. The area boasts beautiful beaches like North Sands, South Sands, Sunny Cove and Mill Bay, perfect for swimming, kayaking and paddle boarding. Coastal paths offer spectacular hiking with panoramic sea views.

The town's narrow streets are lined with boutique shops, art galleries and gourmet restaurants, famed for fresh local seafood. Cultural landmarks include the Salcombe Maritime Museum and Overbeck's Museum



and Garden. Salcombe offers excellent amenities and recreational activities, making it an ideal destination.

Places of Interest

1. Salcombe Estuary

Known for its stunning natural beauty, the estuary offers opportunities for boating, kayaking and wildlife watching.

2. South Sands Beach

A popular sandy beach ideal for swimming, sunbathing and water sports, with a scenic ferry ride to Salcombe town.

3. Overbeck's Museum and Garden

Managed by the National Trust, this historic house and garden offers beautiful views, exotic plants and insights into the life of inventor Otto Overbeck.

4. East Portsmouth Beaches

Accessible by a short ferry ride, these quieter, pristine beaches are perfect for a peaceful day out.

5. Salcombe Maritime Museum

Learn about the town's rich maritime history, including its shipbuilding and seafaring heritage.

6. Bolt Head

A rugged coastal area offering stunning walks along the South West Coast Path with dramatic views of the cliffs and sea.

7. Salcombe Distilling Company

Take a tour of this award-winning gin distillery, enjoy tastings or even try your hand at crafting your own gin.

8. Snapes Point

A National Trust nature reserve offering panoramic views of the estuary and surrounding countryside, ideal for walking and birdwatching.

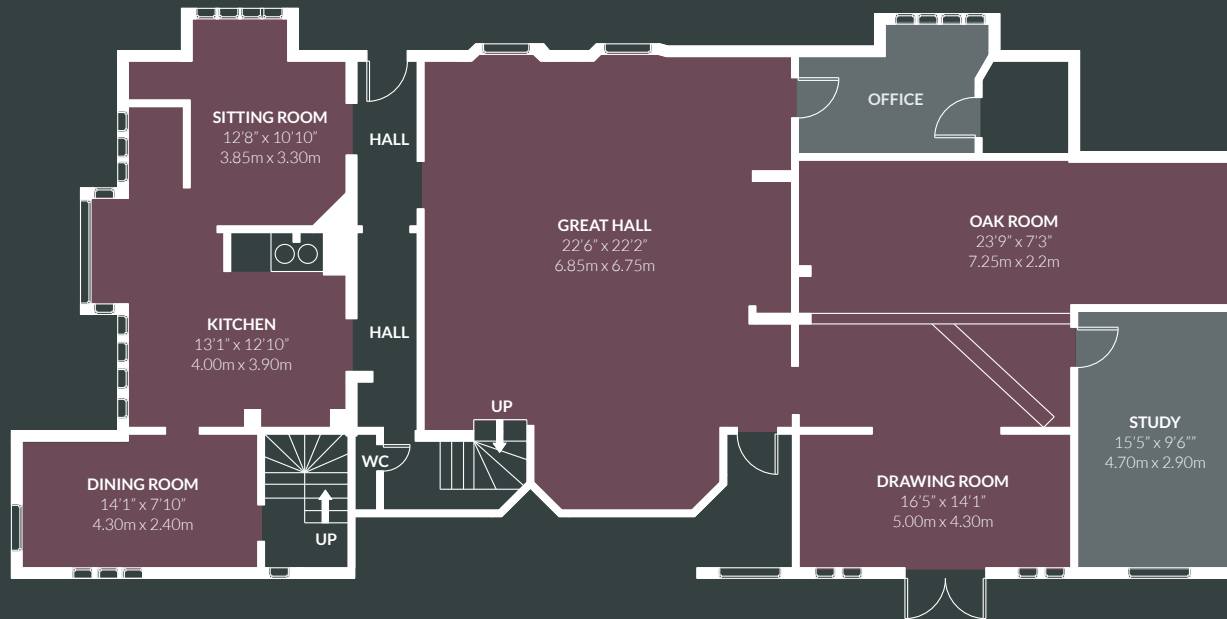
9. Salcombe Dairy Ice Cream

Visit the local dairy to taste some of their delicious, handcrafted ice creams made with fresh local ingredients.



Floor Plans

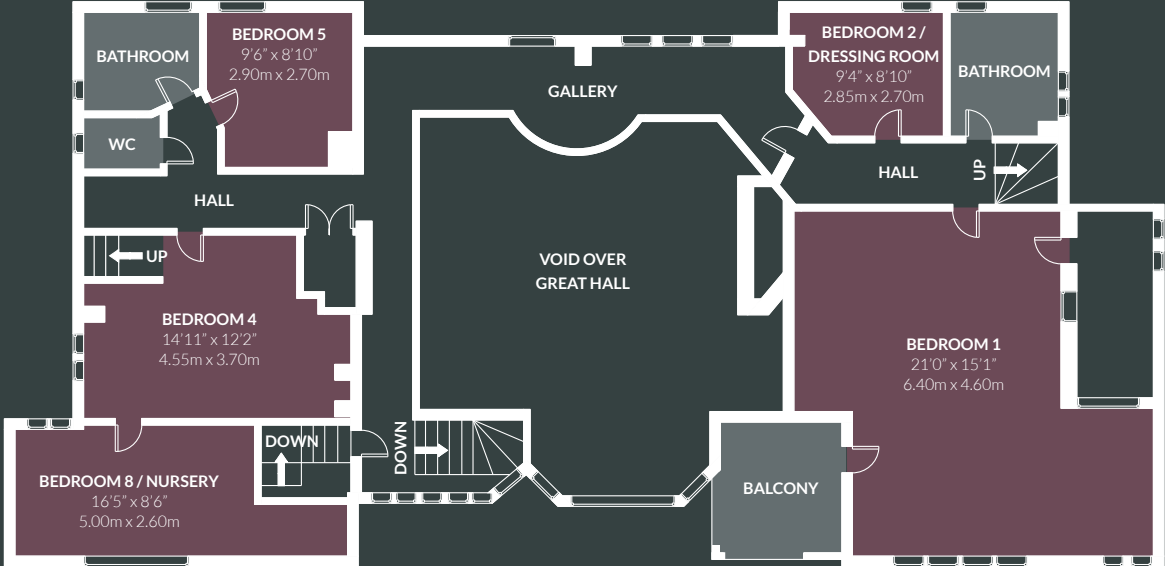
Ground Floor



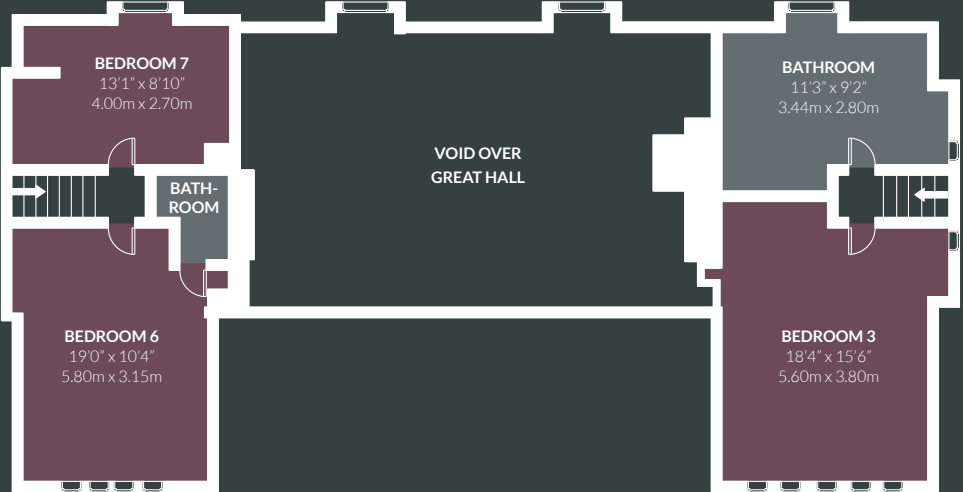
i Please note:
Total floor area excludes any cellars, outbuildings and garages. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2024.



First Floor



Second Floor



Mileages & Accommodation

MILEAGES

Exeter: approx. 45 miles

Plymouth: approx. 24 miles

Totnes: approx. 19 miles

By Train: Totnes to Paddington 2 hours 40 minutes

By Helicopter: London approx. 1 hour 15 minutes

ACCOMMODATION

Ground Floor

Great Hall | Sitting Room | Study

Kitchen | Dining Room | Office

Oak Room | Drawing Room | WC

First Floor

5 Bedrooms | Bedroom/Dressing Room

2 Bathrooms | Balcony | Gallery | WC

Second Floor

3 Bedrooms | Bedroom with Ensuite

Bathroom

LOCAL AUTHORITIES

South Hams District Council

Follaton House, Plymouth Road, Totnes, Devon

Devon County Council

Topsham Road, Exeter, Devon

SERVICES

Mains water and drainage

Mains electricity

Oil central heating

FIXTURES AND FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of garden machinery are excluded from the sale but some may be available by separate negotiation.

VIEWING

Viewing is strictly by appointment with the sole agents Signature Spaces. Telephone: 01548 435007



SIGNATURE
SPACES *by Jonella*

Our way of working is just like your signature, it's distinctive...

IT'S ALL ABOUT YOU.

01548 435007
hello@signaturespaces.uk
signaturespaces.uk