THE MALTHOUSE EAST PORTLEMOUTH







The Malthouse | Holset Court East Portlemouth | Devon | TQ8 8PL

Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles,
A38 Devon Expressway 17 miles, Totnes 17 miles

(All mileages are approximate)

Accommodation

Lower Ground Floor

Hallway, 4 Bedrooms (1 En-Suite), Family Bathroom, Utility

Ground Floor

Entrance Hall, WC, Kitchen Diner / Lounge (with additional dining/entertaining) Space).

First Floor

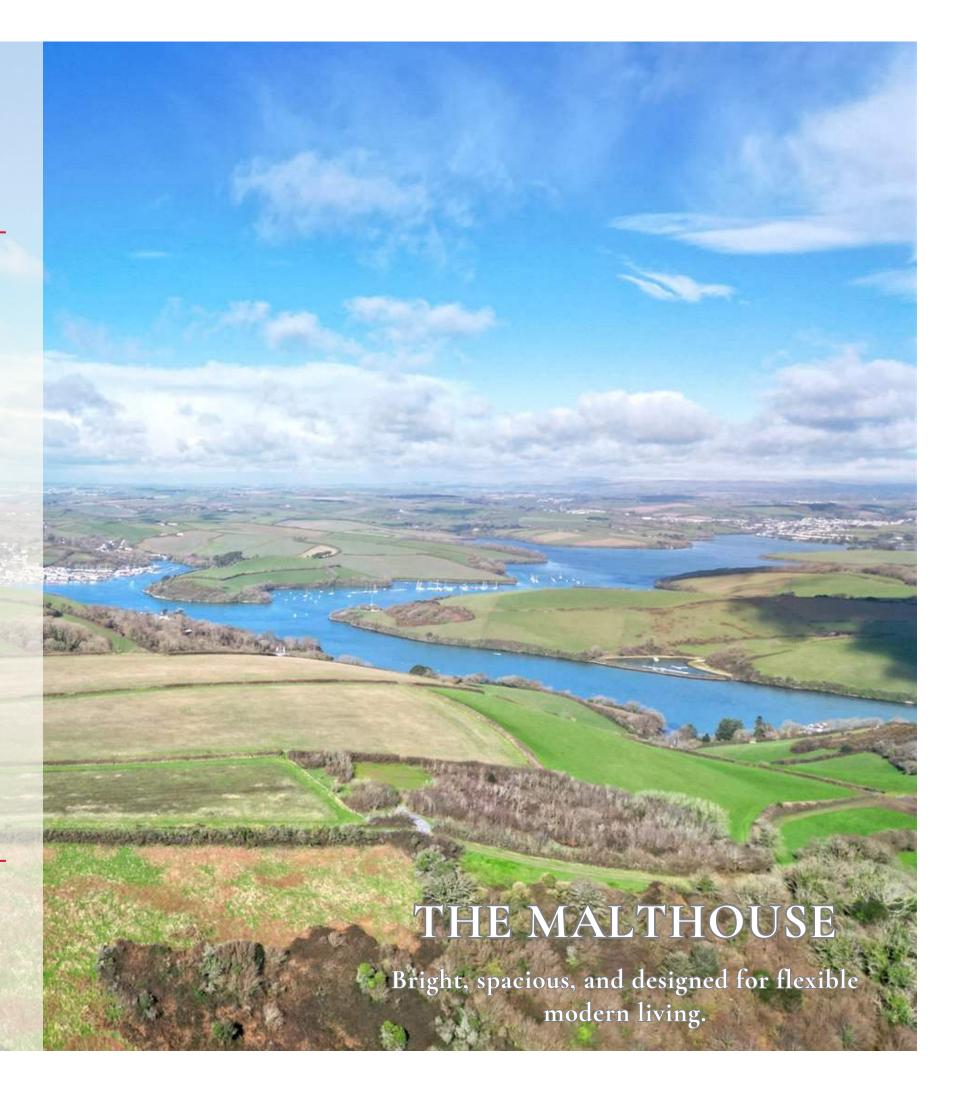
Principal Bedroom With En-Suite, Office Area

Outside

2 Seating Areas: Courtyard With Raised Beds / Decked
Terrace With Dining And Barbecue Area

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk 24 Fore Street Salcombe, TQ8 8ET



Holset Court is a charming group of barns nestled in the picturesque South Hams countryside, dating back to the late 1800s. These historic buildings have been thoughtfully converted into stunning modern homes, carefully preserving the character and charm of their period origins. Among them, The Malthouse stands out as an exceptional example of this transformation.

Spanning three floors, the property is bright, spacious, and designed for flexible modern living, making it an ideal permanent residence, a convenient lock-up-and-leave retreat, or a lucrative investment opportunity. Stepping through the front door, you're immediately welcomed by a generous entrance hall with high ceilings, abundant natural light, and beautiful wooden floors—setting the tone for the rest of the home.

The ground floor is dedicated to open and flowing living spaces. At its heart is the well appointed kitchen and breakfast room, centred around a stylish island. Equipped with high quality integrated appliances, (including a microwave, three ovens, a dishwasher, and a wine cooler) this sociable space is perfect for both daily living and entertaining.

The sitting room is a true showstopper, featuring a vaulted ceiling, exposed beams, and a striking wood burning stove. Dual aspect windows and French doors with a Juliet balcony offer stunning views over the courtyard and rolling South Hams countryside beyond.

The entire first floor is dedicated to the principal suite, brimming with character thanks to its exposed beams, wooden floors, and skylights that create an airy, light filled space. This luxurious suite includes a spacious double bedroom, a modern en-suite shower room, and a versatile study area, which could also serve as a dressing room.

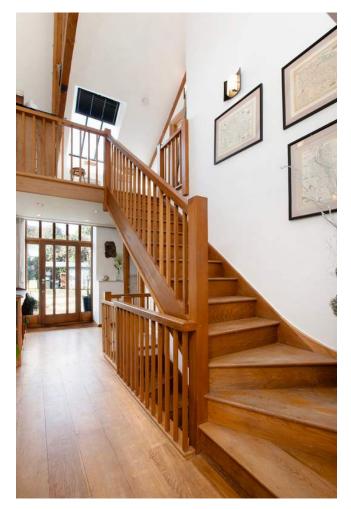
The lower ground floor houses four additional double bedrooms, two with built in wardrobes and one with an en-suite shower room. A stylish family bathroom and a practical utility/laundry room complete this level.

A charming stable door on the lower ground floor leads to a private courtyard and a decked terrace—an inviting space for al fresco dining and outdoor relaxation. The property also benefits from a generous garage and off road parking.

The Malthouse seamlessly blends historic charm with contemporary living, offering a truly special home in an idyllic countryside setting.









Key Features

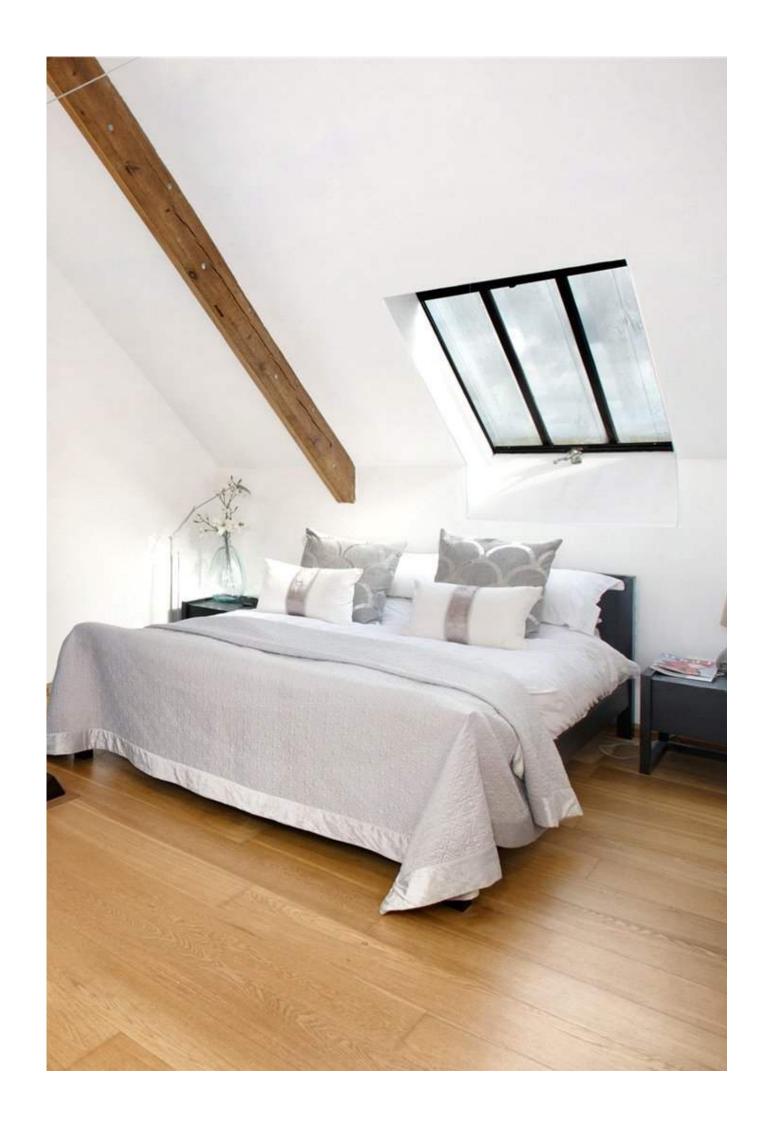
- Expansive countryside views
- Close to local beaches
- Light and spacious accommodation
- 5 bedrooms
- Private parking
- Well appointed modern kitchen
- Garage and off road parking
- Characterful features

"The Malthouse seamlessly blends historic charm with contemporary living, offering a truly special home in an idyllic countryside setting"









Property Details

Services: Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: Current: C, Potential: C

Council Tax: Band G

Tenure: Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes,

Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Kingsbridge take the A379 coastal road towards Dartmouth. After about 3 miles turn right in the centre of the village of Frogmore, signposted East Prawle/East Portlemouth and follow this road for the best part of a mile before turning left, also signposted East Prawle. Follow this road through the hamlet of Ford and up the hill on the other side. On reaching a T-junction turn right, following the signposts for East Prawle and East Portlemouth. Proceed along this road and turn right, signposted East Portlemouth. After about a mile along this road look for a turning on the right signposted Holset. Turn right off the hairpin bend into the private road and the entrance to The Malthouse will be found on the left hand side.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473





Floor Plans



Total area: approx. 268.3 sq. metres (2887.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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