

# WOODSIDE, COLMER HOUSE CALIFORNIA CROSS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## Woodside | 3 Colmer House | California Cross Devon | PL21 0SG

### AT A GLANCE

A proven, high-performing holiday let with strong income, this recently renovated ground-floor apartment on the historic Colmer Estate offers two bedrooms, private garden, allocated parking, plus indoor and outdoor swimming pools, tennis courts, gym, and wildlife lake.

### ACCOMMODATION

An exceptional renovation has transformed this ground floor apartment into a beautifully considered space that works perfectly as both a private retreat and a proven, high performing holiday let with strong income. At its centre is the generous kitchen, dining and living room. High ceilings and large sash windows bring a wonderful sense of volume and light, while the newly fitted contemporary kitchen is finished to an excellent standard with integrated appliances and a breakfast bar. It is ideal for relaxed mornings and easy entertaining after days on the coast. The principal bedroom is a calm, well proportioned room with an attractive bay window. A second double bedroom includes fitted storage, making it equally practical for guests and longer stays. The bathroom has been newly appointed with a modern suite and smart, high quality finishes, and the entrance hall sets the tone on arrival with useful storage for coats, bags and holiday essentials.

### OUTSIDE

A standout feature is the extensive private garden, a rare advantage within the estate and a real draw for holiday guests. The level lawn is edged by mature shrubs and trees for privacy, with a terrace perfectly placed for outdoor dining and evening drinks. Allocated parking sits to the front of the Main House within the grounds.

### THE ESTATE

Set in 28 acres of established grounds, fields and woodland, the Colmer Estate offers an enviable lifestyle and a compelling guest proposition. Residents enjoy exclusive use of an indoor heated pool, outdoor heated pool, tennis court, fitness room and a picturesque wildlife lake, facilities that consistently strengthen holiday demand.

### LOCATION

The Colmer Estate sits in the heart of the South Hams, one of Devon's most sought after areas and within an Area of Outstanding Natural Beauty. From here, you are well placed for the region's beaches, villages and waterside towns, with Dartmoor also within easy reach. It is a setting that balances countryside calm with coastal access, which is reflected in the apartment's established track record as a strong, proven holiday let.



Modbury Office

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4 Broad Street, Modbury, PL21 0PS

# Property Details

<b>Services:</b>	Mains water and electricity. Private drainage. Electric heating.
<b>EPC Rating:</b>	Current - E   Potential - D
<b>Council Tax:</b>	Business Rated
<b>Tenure:</b>	Leasehold with a 999 year lease from 1998 together with a 5% sharehold of the management company.
<b>Authority:</b>	South Hams District Council

## Key Features

- Beautifully presented ground floor apartment
- 2 bedrooms
- Enclosed private garden
- Superb holiday home
- Indoor & outdoor heated pools
- All weather tennis court
- Idyllic fishing lake habitat area & woodland walks
- Allocated parking
- No onward chain

## 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

Leave the A38 at Wrangaton Cross (signposted Ermington/Yealmpton/Modbury). Continue for half a mile and go straight over the crossroads, following signs to Loddiswell. After 3 miles, turn left just before the garage at California Cross. The Colmer Estate is 100 yards on the right; follow the drive over two cattle grids to the visitors' car park.

## Viewing

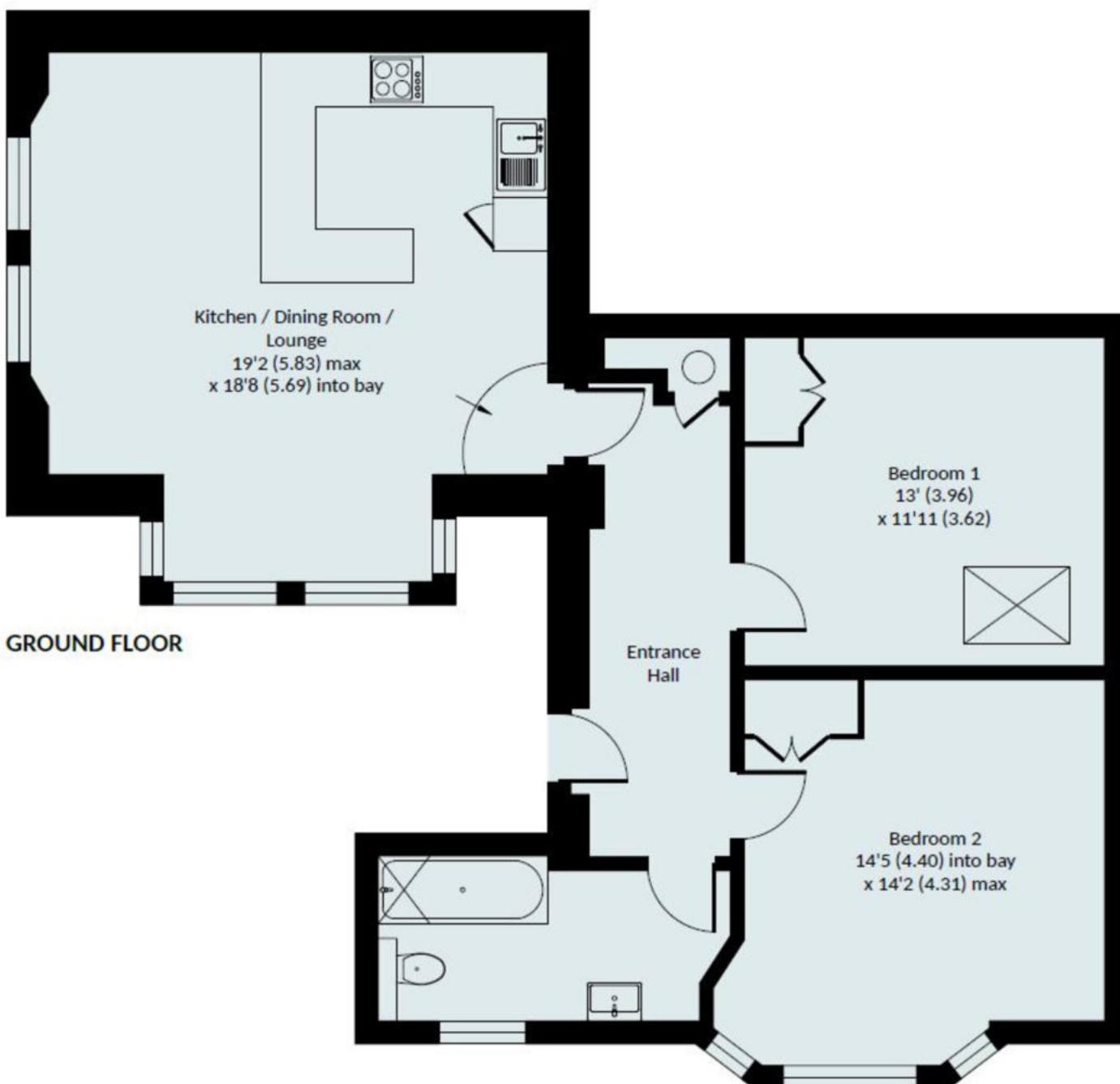
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163





Approximate Area = 847 sq ft / 78.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1344102



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**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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