

# Coombe Trenchard, Lewdown, Devon

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An outstanding Grade II listed **Arts & Crafts** Edwardian family home set centrally within picturesque gardens, parkland and woodland with grounds extending to around 114 acres.

## Summary of accommodation

### Main House

**Ground Floor:** Entrance Hall and cloakroom | Main hall | Drawing room  
Morning room | Dining room | Kitchen | Butler's pantry | Larder | Scullery  
Dog room | Breakfast room | Laundry | Maids' store

**First Floor:** Minstrels' Gallery | Principal bedroom with en suite bathroom, shower room and dressing room | Seven further bedrooms | Three further bath/shower rooms

Attic apartment- self-contained with kitchen, bedroom, shower room, dressing area, extensive loft storage

### The Coach House

Covered courtyard | Kitchen | Bar area | Washrooms | Lean-to storage  
Potting shed

### Distances

Tavistock 7.3 miles, Okehampton 12 miles (London Paddington from 2 hours 52 minutes), Exeter 35 miles (London Paddington from 2 hours 3 minutes)  
(All distances and times are approximate)

### Outbuildings

Large Atcost barn | Open storage barn | Bothy with two ground floor stores and first floor home office | Stone built storage (Gas house - where the acetylene gas was manufactured for the gas lighting)

Further outbuildings | Garden store | Workshop | Store | Stables

### Gardens and Grounds

Stone terraces | Formal lawns | Croquet lawn with pavilion  
Woodland garden | Stream & bridges | Kitchen and cutting garden  
Orchard and two woodlands | Meadows and pasture

**In all about 114 acres**



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## Situation

Nestled in the heart of West Devon, Coombe Trenchard offers an idyllic retreat, combining timeless Edwardian Arts & Crafts elegance with the breathtaking natural beauty of the English countryside. This historic estate is a true hidden gem, providing an exceptional lifestyle for those seeking tranquility and charm in equal measure. No public footpaths pass across the land.

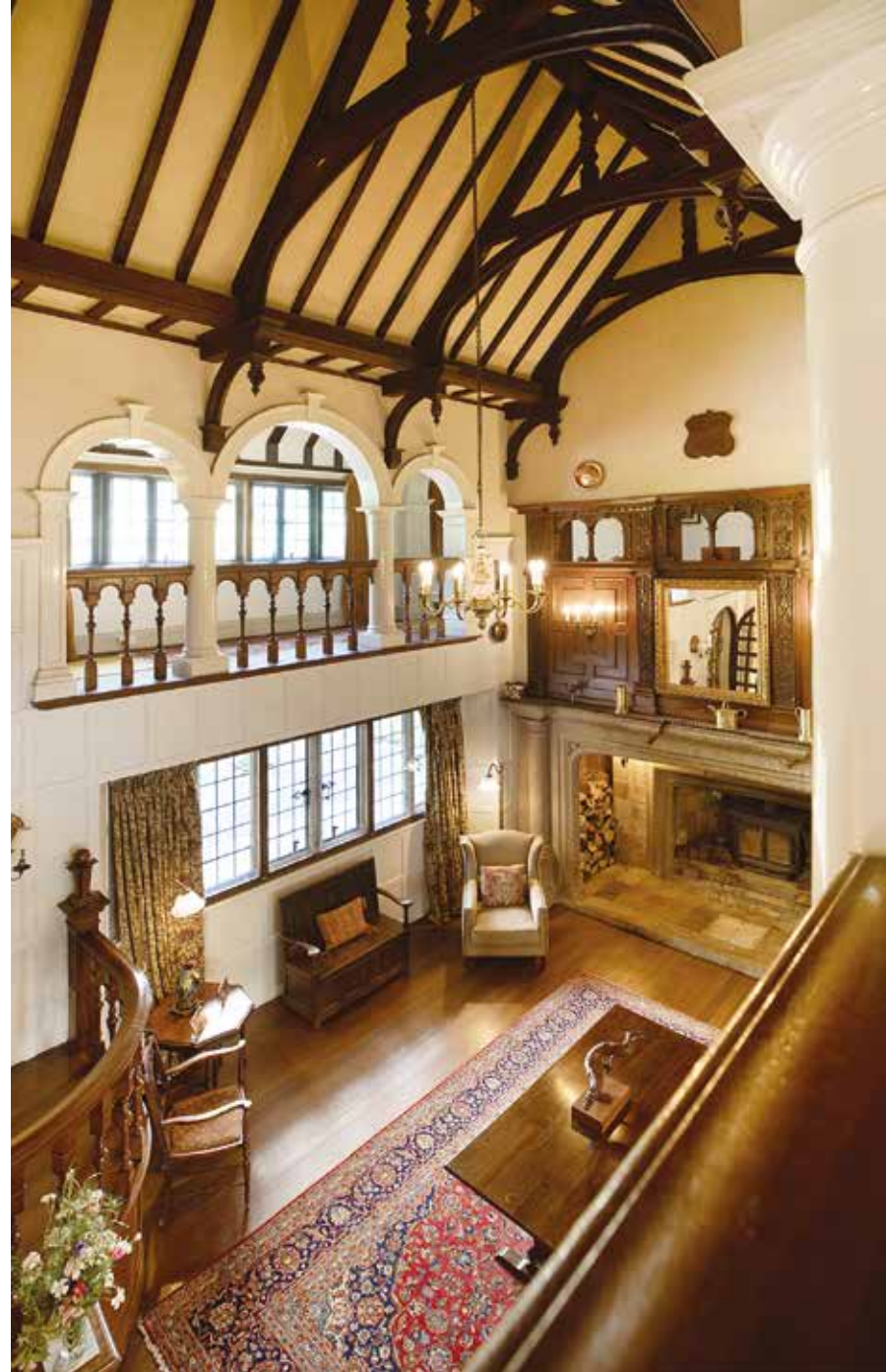
The surrounding area is a haven for nature lovers and outdoor enthusiasts. Explore the scenic walking and cycling trails that wind through ancient woodlands and across open meadows, offering glimpses of local wildlife and spectacular views of the local landscape. For those who enjoy a more leisurely pace, the gardens of Coombe Trenchard provide a perfect setting for a tranquil afternoon stroll or a relaxing picnic.

The property is also ideally situated for those who love the coast, with the stunning Widemouth Bay about 24 miles away. Known for its golden sands and excellent surfing conditions, Widemouth Bay provides the perfect seaside escape for beach lovers and water sports enthusiasts alike.

The dramatic and unspoilt countryside and famous Tors of Dartmoor National Park are a short drive away, with fantastic opportunities for walking, cycling, horse riding and other outdoor pursuits.

The nearby villages of Lewdown and Lifton embody the quintessential charm of rural Devon. These communities offer a warm welcome, with village shops, traditional pubs and tea rooms, where you can enjoy fresh, locally-sourced produce. The sense of community here is strong, with regular events and activities that bring residents together, fostering a friendly and welcoming atmosphere.

While Coombe Trenchard provides a peaceful rural retreat, it is conveniently located within easy reach of larger towns and cities. The vibrant market town of Tavistock is just over 7 miles away, offering a rich array of shops, restaurants, farmers markets, and cultural attractions. For those seeking more extensive amenities, the historic city of Exeter is 35 miles away, providing excellent shopping, dining, and entertainment options, as well as top-tier educational institutions and healthcare facilities.





Families considering a move to Coombe Trenchard will be pleased to find a selection of esteemed independent schools within easy reach. Renowned institutions such as Mount Kelly in Tavistock and Shebbear College in Beaworthy offer excellent educational opportunities from early years through to sixth form. These schools are celebrated for their academic excellence, strong community spirit, and extensive extracurricular programs.

## Coombe Trenchard

Set amidst 114 acres of rolling parkland, Coombe Trenchard is surrounded by lush woodland, pristine gardens, and serene water features, offering a sense of seclusion and peace. The estate itself boasts stunning architectural details, including intricate stonework, grand windows, and beautifully crafted interiors, all of which have been meticulously preserved to maintain their original splendour. This exceptional residence, designed by Walter Sarel of London and brought to life by Dart & Francis of Crediton in 1906, is situated on the former site of the old rectory, and offers an eclectic Vernacular Revival style with a distinctive blend of 17th-century features and Italianate influences, embodying the high Arts & Crafts style of the belle époque.

Coombe Trenchard's architecture showcases a unique combination of stone quarried from its own land with Dartmoor granite dressings, timber framing, and cedar shingles, all crowned by a two-span pantile roof with hipped ends and gabled bays. The five tall brick chimneys, adorned with moulded cornices, add a touch of historic charm. The asymmetrical five-window garden front features a central gabled projection and an Italianate tower, which commands attention with its round-headed arches and raking angle buttresses.

The windows, with square leaded panes, range from timber casements to granite mullioned designs, enhancing the property's character. The main entrance is under a first-floor projection supported by stone columns with moulded plinths and bases, forming a charming loggia beneath a canted bay with tile hanging above. This area, alongside three slightly advanced timber frame gables, exudes architectural sophistication.





Stepping into Coombe Trenchard, you are immediately enveloped by a sense of history and grandeur. The entrance hall sets an inviting tone, featuring a unique “disappearing wall” that seamlessly connects to the sitting area, creating a fluid and open living space. This ingenious design reflects the property’s Edwardian origins while offering a touch of whimsical charm. The principal reception rooms are magnificent in their proportions, offering ample space for both grand entertaining and intimate family gatherings. High ceilings, intricate mouldings, and large windows allow natural light to flood the rooms, highlighting the exquisite craftsmanship and attention to detail that define this home.

The kitchen forms the heart of the home, combining traditional charm with modern amenities. With high-end appliances and a large central island, making it ideal for both everyday family meals and gourmet cooking. Adjacent to the kitchen is a delightful breakfast room, with its own custom made kitchen units and appliances.

The drawing room, with its impressive fireplace and expansive views of the gardens, serves as the hub of the home, perfect for cosy evenings or elegant soirees. This room’s rich wood panelling and comfortable furnishings invite you to curl up with a good book or engage in thoughtful conversation.

Adjacent to the drawing room, the formal dining room provides a sophisticated setting for dinner parties and festive occasions. Here, guests can admire the room’s original features, including a huge fireplace and buffalo hide wall-coverings and a bespoke bookcase taking up one wall. This ‘manly’ room was the original billiards room with a cloakroom off it allowing the gentlemen to take their cigars out to enjoy the terrace after a game. The morning room at the west end of the house, is a tranquil room, full of light from two sides and views over the grounds, with an ornate ceiling featuring eagles and vines, and beautifully crafted woodwork.

Upstairs, the galleried landing provides access to the main bedrooms. The principal suite is central to the plan of the house and offers a spacious bedroom, a private sitting area, and a beautifully appointed en-suite bathroom and shower room. Large windows provide breathtaking views of the surrounding countryside, with Brentor church on the horizon, making this a perfect place to relax and unwind.





The additional bedrooms, each unique in character, feature charming details such as original fireplaces, decorative mouldings, and ample storage space. These rooms offer comfort and privacy for family members and guests alike.

The bathrooms in Coombe Trenchard are designed with both style and function in mind. They feature high-quality fixtures, elegant tiling, and luxurious finishes that complement the home's historic character while providing modern convenience.

On the second floor is a self contained attic apartment consisting of an open plan kitchen and living room as well as a bedroom with en suite shower room.



**Approximate Gross Internal Floor Area  
1,543.7 sq m (16,616 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.







## Gardens and grounds

The grounds of Coombe Trenchard are nothing short of spectacular, extending about 114 acres of picturesque parkland and woodland. The estate is approached via a 1km private driveway, leading to a centrally located house surrounded by magnificent gardens. Redesigned at the same time as the house, the gardens are a gardener's delight, featuring a stream with charming bridges, a woodland garden, expansive terraces, and many Arts & Crafts features. The productive kitchen garden, once lost to brambles, has been lovingly restored to provide an abundance of cut flowers.

## Outbuildings

Enhancing the estate's appeal are several attractive stone outbuildings, with the coach house and Italian terrace standing out. Currently utilised as part of a wedding venue business, these spaces are both functional and aesthetically pleasing. The central courtyard, accessible through double oak doors, features two galleries for sitting and dining and a stylish bar area, perfect for entertaining. The bothy, a two-storey building, offers practical ground floor storage and a useful home-office space on the first floor, seamlessly blending with the main house's elegant architectural style.

## Services

Oil fired and electric central heating  
Mains electricity with three-phase  
19 kW photovoltaic array and solar thermal  
Private drainage  
Mains water









