



The Vale House, Slapton, Devon

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An outstanding home in a **discreet location** in the heart of the village with superb gardens and within easy reach of the sea.

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### Summary of accommodation

#### Ground Floor

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility  
Lobby | WC | Lean-to

#### First Floor

Landing | Three bedrooms | Two bathrooms | Further bedroom/study

#### Outbuildings

Garage/workshop | Garden store

#### Distances

Slapton beach 0.5 miles, Dartmouth 6 miles, Totnes 13.1 miles, London Paddington 2 hours 40 mins  
(All distances and times are approximate)



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## Situation

The village of Slapton is one of the prettiest coastal villages in the South Hams and has a thriving local community, with two excellent pubs (both with restaurants), a well-stocked general store, village hall, chapel, 13th century church and historic monastic tower. There are beaches at Slapton Sands and Blackpool Sands and nearby is the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre.

The market town of Kingsbridge is at the head of the Salcombe estuary with an excellent range of shops and local facilities including a health centre/ cottage hospital, an outstanding secondary school and a sports centre.

The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just 14 miles away. Steeped in history is Dartmouth (6 miles) on the River Dart with its world famous Royal Regatta and Naval College. The town offers interesting architecture and a dynamic range of modern and quirky shops, galleries and eateries.





Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station at Totnes connecting to London Paddington and the A38 Devon expressway is approximately 13 miles away (South Brent), allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

### The property

The Vale House is nestled discreetly in the heart of Slapton. This distinguished property, with some Edwardian additions, boasts an array of period features, offering a quintessential charm without the constraints of being listed. Situated within walking distance of the sea and beach, this residence seamlessly blends classic elegance with comfort.



The well-maintained house features a spacious 2/3 acre south-facing garden, adorned with magnificent mature magnolias, lush fruit trees, raised beds, a new greenhouse and a useful garden outhouse/shed, creating a picturesque and calm retreat. There are also beautiful views from the garden towards the church spire, village houses and the surrounding countryside.

Ample parking and a separate garage ensure convenience, while the interior delights with a generous entrance hall which is approached via an attractive portico. The inviting kitchen breakfast room lies at the heart of the home with an electric AGA, a separate utility area, and a conservatory. The family room, adorned with double doors leads to the garden and patio area which is perfect for al fresco dining. The sitting room and separate dining room offer further versatile spaces for relaxing and entertaining guests.

The inviting sitting room, accentuated by bookshelves and a beautiful marble fireplace, exudes warmth and sophistication. Upstairs, the property features four bedrooms, including an outstanding dual-aspect principal bedroom boasting serene garden views. Two well-equipped family bathrooms complete the accommodation. The whole property is flooded with natural light through large sash windows and also benefits from great ceiling height giving a real sense of volume to The Vale House.



## Services

Mains water, electricity and drainage.

## 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 equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ7 2QT)

From M5 continue South on A38 to Exeter and Plymouth. 25 miles south of Exeter take the exit that directs you to Kingsbridge (Dartington and Staverton also appear). At the top of the slip take the left to Kingsbridge, Dartington, Totnes. Continue on to Dartington, passing the Cider Press Centre on your left. As you approach Totnes keep right and take the right turn (A381) at the traffic lights to Kingsbridge. Continue along the A381 through the villages of Harbertonford and Halwell and passing the BP garage on your left. Just after the brow of the hill fork left and head towards Slapton. Continue on this road for about 5.5 miles and then fork into Slapton Village. Continue to the bottom of Prospect Hill passing the pub on your right and take a right. Continue for short distance to the bottom of the hill and The Vale House is the first house on the right down a discreet lane on your left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council

**Council Tax:** Band F

**EPC Rating:** E

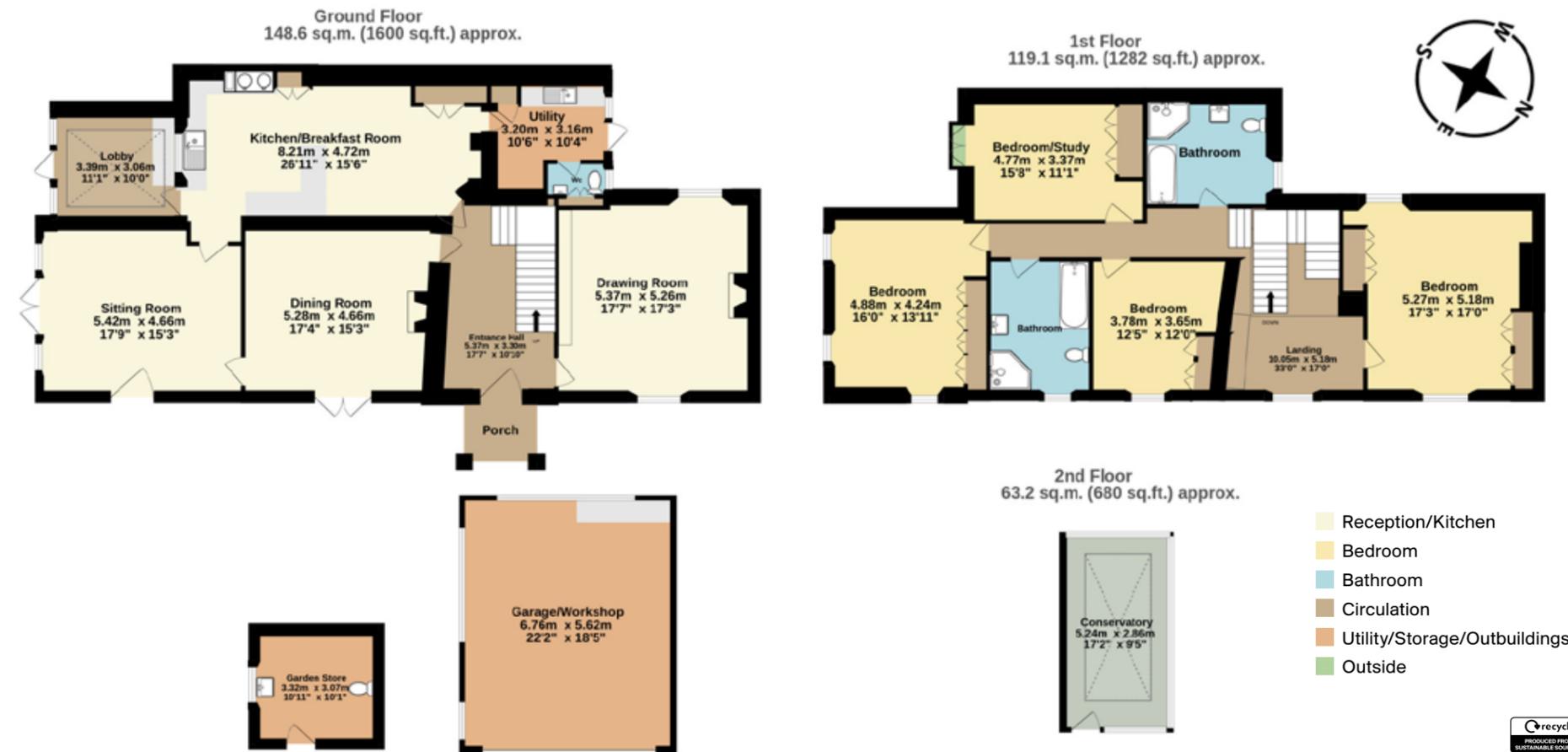
**Guide Price:** £1,350,000



### Approximate Gross Internal Floor Area

330.9 sq m (3562 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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025, Photographs and videos dated June 2024.

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