



SOUTHCOMBE HOUSE

Widcombe-in-the-moor, Devon



SITUATED IN A PEACEFUL AND ELEVATED POSITION

In the Dartmoor National Park with outstanding views towards Bonehill Rocks on the edge of the popular village of Widecombe.

Summary of accommodation

Kitchen/dining room | Drawing room | Principal bedroom suite | Three further bedrooms | Pantry | Laundry | Utility | Larder
Workshop | Separate one bed annexe | Stables

In all 4.92 acres

Local Authority: Teignbridge District Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,500,000

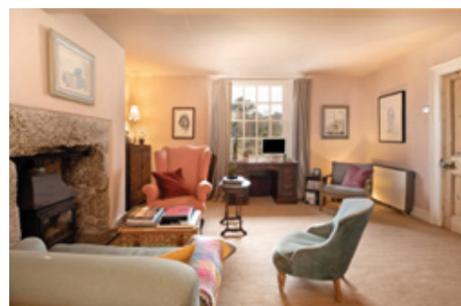
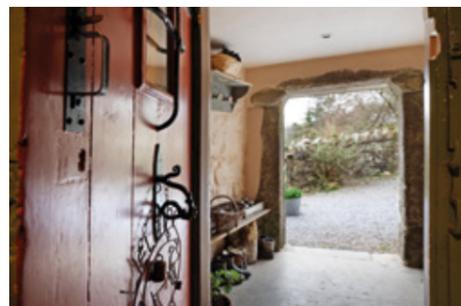
SITUATION

Southcombe House is in the heart of the Widecombe valley, just a 10 minute walk from the village of Widecombe-in-the-Moor which includes two café tearooms, the Old Inn and the Rugglestone Inn. At the centre of the village is the magnificent church of St Pancras, also known as the “Cathedral of the Moor” and sitting quietly next door is the National Trust’s Church House and Sexton’s Cottage. However, just as important, is the excellent village primary school. Ashburton also has a great range of facilities including independent restaurants such as Rafkis, Amelias and the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. Totnes is also nearby providing a wide range of facilities and is a thriving market town. Exeter also has fantastic shopping facilities in Princesshay which also includes a John Lewis, Waitrose and IKEA.

There are also well regarded schools in Exeter such as Exeter School and the Maynard as well as Torbay Grammar Schools and Mount Kelly in Tavistock. The A38 dual carriageway is accessible at Ashburton, and links with the M5 to Exeter.

There are good rail links from Totnes and Newton Abbot as well as flights from Exeter Airport. The house is ideally located to take advantage of much of what Devon has to offer, with excellent access to the River Dart and the South Hams which is famous for its beaches and sailing. There is also outstanding walking and riding nearby and also wild swimming available in the pools of the River Dart. For golfers there are many courses on Dartmoor and the south coast including Bovey Castle and Thurlestone, both of which offer excellent facilities.

Distances: Ashburton 7.2 miles, Bovey Tracey 8.1 miles, Totnes 14.2 miles (London Paddington 2hrs 56mins), Exeter 25.4 miles (All distances and times are approximate)



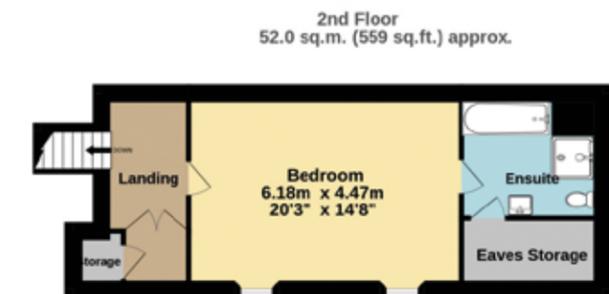
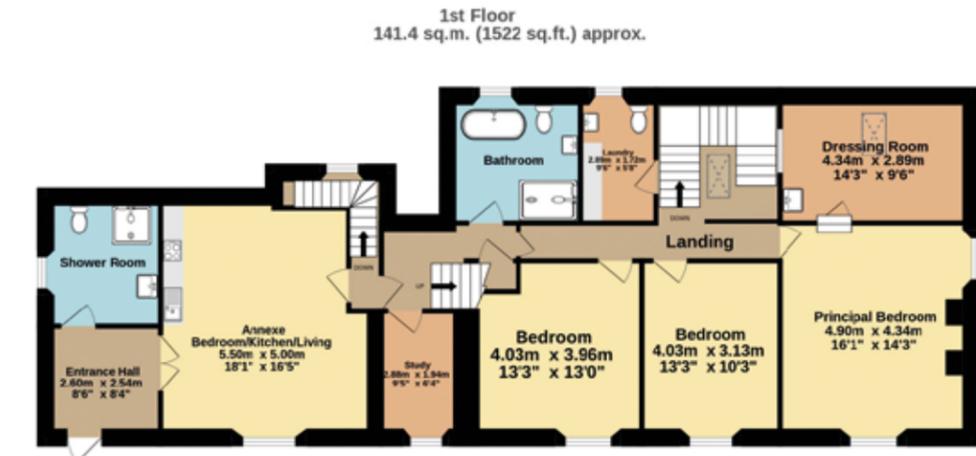
THE PROPERTY

Southcombe House is an exceptional six bedroom Dartmoor farmhouse, with the option for mixed generational living or rental opportunity, that combines historical charm with modern comfort. The original part of the property dates back to the early 16th century, with a Georgian extension that features elegant large sash windows which provide plenty of natural light and far-reaching views over the village and surrounding impressive rugged 'tors'. The entrance is spacious and features a stone porch with a useful Boot Room and traditional Devon cross passage laid with granite flagstones. This leads to a generous open-plan kitchen and dining room two attractive reception rooms creating a relaxing space for entertaining and family gatherings. There are also two offices with good Wifi connection, setting up Southcombe House well for working from home. The property also includes an Airbnb rental known as The Apiary, which generates a useful income over £20,000 a year but could also work for multigenerational living. This space features an attractive vaulted beamed ceiling, a handmade kitchen, a comfortable bathroom, and a private entrance with parking and an electric charging point.



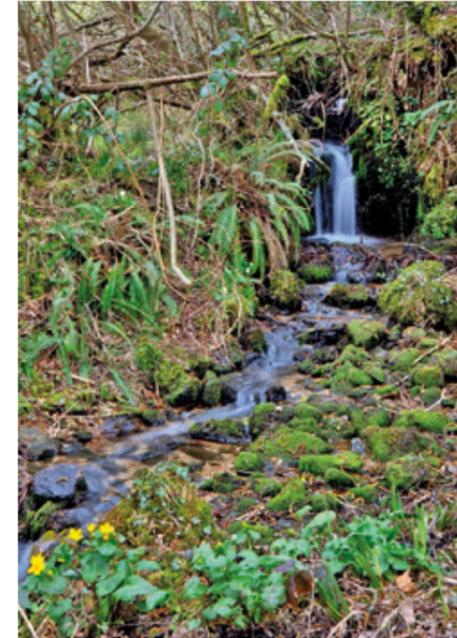


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



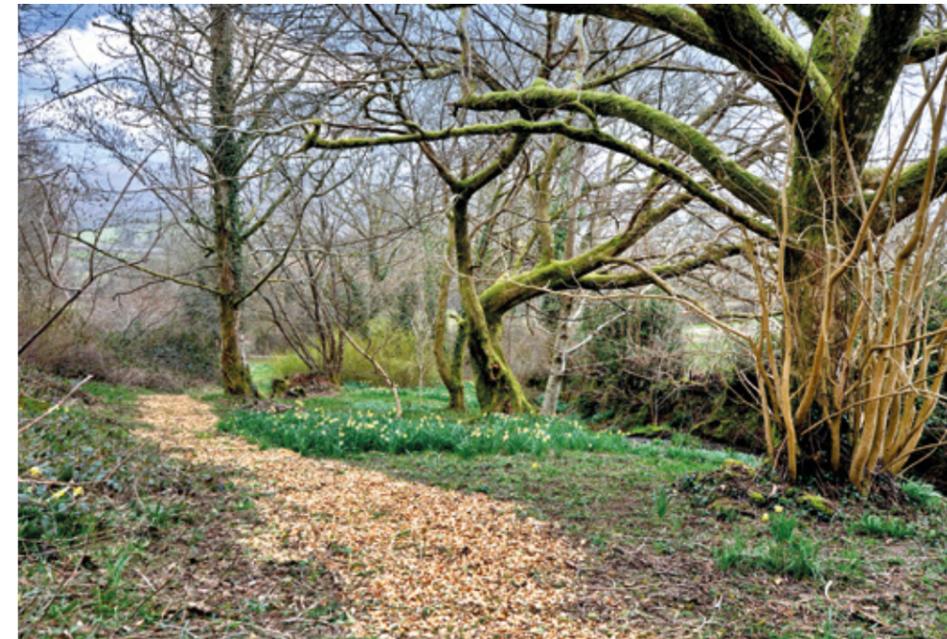
Approximate Gross Internal Area
344.5 sq m (3708 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Outside there is a wonderfully productive walled kitchen garden, framed with richly planted herbaceous borders. The grounds offer a large lawned area, a fruit cage, chicken run, small orchard, polytunnel, and a tractor shed. The property is well set up for equestrian use with stables and easy access to stunning Hamel Down and beyond. In addition a key special feature of Southcombe House is its outstanding four acre wildflower meadow, home to rare wild orchids and a variety of native wildflowers, previously featured in national publications and opened to the public for over 20 years as part of The National Garden Scheme.

This property is not just a home but offers a superb lifestyle opportunity, offering a harmonious blend of historical significance, modern amenities, and natural beauty with easy access to the Moor.



I would be delighted
to tell you more.

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