



Charlecombe Hill Farm











# Charlecombe Hill Farm

Stokeinteignhead, Newton Abbot, Devon, TQ12 4QH

Shaldon 2.5 miles, A380 at Newton Abbot 3.5 miles, Exeter: 21 miles.

A rare opportunity to acquire a well-equipped equestrian property in a truly enviable setting. With a comfortable four-bedroom home, a range of versatile outbuildings and excellent facilities, the farm is set in around 16 acres of land with sweeping views of the Teign Estuary and Dartmoor National Park. Nestled between some of South Devon's most desirable villages and within easy reach of the coast, this is a property that combines lifestyle, convenience and potential.

- Impressive chalet style home
- Open-plan kitchen/living
- Stable block with 11 stalls and wash bay
- 1317sqft of accommodation
- Freehold
- Superb waterside and rural views
- Principal en suite bedrooms
- Floodlit 40m x 20m sand school
- Total of 16 acres
- Council tax band: A

Guide Price £750,000

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## SITUATION

Charlecombe Hill Farm occupies a picturesque setting amidst the rolling South Devon countryside, just south of the Teign Estuary. The beautiful natural landscape and conservation area provides the perfect backdrop for enjoying the local countryside with excellent footpaths and bridleways in the vicinity. The property lies between the desirable villages of Shaldon, Combeinteignhead and Stokeinteignhead, with the coast easily reached at Labrador Bay and Ness Cove Beach, both within three miles. The nearby town of Teignmouth provides a range of shops, services and leisure facilities, while Newton Abbot, a little over three miles away, offers further amenities and access to the A380. This connects south towards Torbay and north to Exeter, the A38 and M5. The surrounding area is highly regarded, with bridleways, quiet country lanes and Dartmoor National Park all within easy reach, making it an excellent location for equestrian pursuits and outdoor recreation.

## DESCRIPTION

This unique equestrian holding has been carefully developed to provide a comfortable home alongside excellent facilities. The main residence is a purpose-built chalet, created within the structure of a former farm building and designed with efficiency and practicality in mind. Beyond the house, the property offers a comprehensive range of equestrian buildings and a sand school, together with around 16 acres of land arranged as grazing and pasture, all enjoying far-reaching views over the estuary and towards Dartmoor.

## ACCOMMODATION

The house is finished with timber cladding, oak patio doors and UPVC windows, with a heat exchange ventilation system ensuring good thermal efficiency. At the heart of the home is a spacious open-plan kitchen and living room, with hardwood flooring, a multi-fuel stove and patio doors opening to the garden. The kitchen is well fitted and includes a Rangemaster cooker and ceramic sink. The principal bedroom has fitted storage, an en suite shower room and access to a private deck, while three further bedrooms provide flexibility for family use or a home office. A stylish family bathroom with a freestanding bath and walk-in shower, along with a well-equipped utility room, complete the accommodation. Outside, the gardens have been landscaped with terracing, raised beds and a secondary lower garden with vegetable plots and an alfresco dining area.

## OUTBUILDINGS

Across the yard from the house is a substantial stable block, converted from an agricultural building and now offering eleven stalls, a wash bay and lean-to storage, all served by mains water and power. There is also a separate toilet. A further implement barn provides excellent storage with a timber frame, high eaves, mezzanine level and space beneath. Above the yard is a 40m x 20m sand and fibre school, complete with floodlighting, timber post-and-rail fencing and adjoining hardstanding suitable for horseboxes and trailers.







## LAND

In total the property extends to around 16 acres. Near to the yard are level and gently sloping paddocks, ideal for grazing, while steeper pasture rises to the north. From here there are striking views over the Teign Estuary and across to Dartmoor, creating a dramatic backdrop to the setting. At the top of the land, beside the entrance is a 40m x 20m padstow seasand and fibre school. The school benefits from floodlighting, timber post and rail fencing and direct access to an area of hardstanding suitable for parking equine transport.

## SERVICES

Mains electricity and water are connected. Heating and hot water are provided by an LPG boiler with an air recirculation system. Cooking is via LPG. Drainage is to a cesspit and soakaway. Ofcom advises that standard broadband is available and mobile coverage via the major providers is likely.

## LOCAL AUTHORITY

Teignbridge District Council — [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

Council Tax Band: A

## PLANNING

A certificate of lawfulness for existing dwelling (use class C3(a)) was issued on 25th June 2024 and permits the use of the building (chalet) as a dwelling.

## AGENTS NOTE

The property is built in a non-standard form of construction, meaning that securing a mortgage on a purchase is not possible. For more information, please contact the agent.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights, insofar as they are owned, are included with the freehold.

## VIEWINGS

Strictly by appointment through the agents please.

## DIRECTIONS

From Penn Inn roundabout on the A380 at Newton Abbot, take the first exit east onto Shaldon Road, signposted Combeinteignhead. Pass through Netherton and at Combeinteignhead turn right towards Stokeinteignhead. After about 0.8 miles, turn sharply left up the driveway signed Charlecombe Hill Farm. Continue to the top and enter by the right-hand gate beside the sand school.

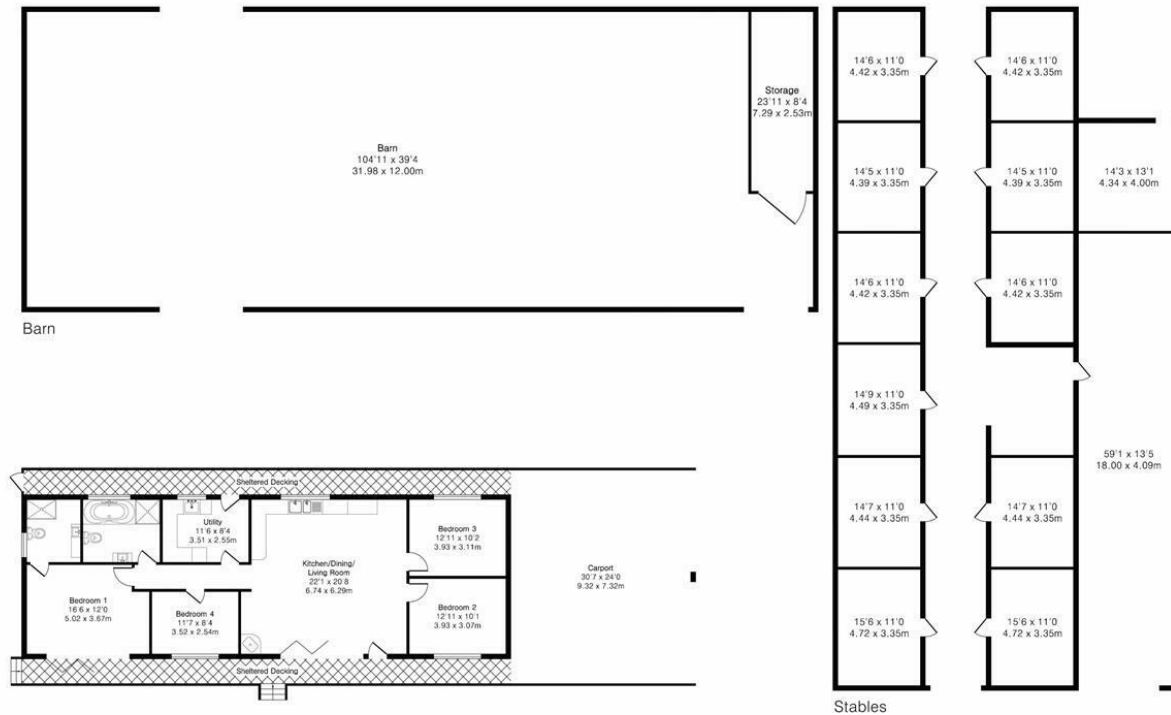
What3Words: [///bowl.s.deaf.comply](https://www.what3words.com/#!/deaf-comply)



**Approximate Gross Internal Area 1317 sq ft - 122 sq m  
(Excluding Barn & Stables)**

Barn Area 4131 sq ft – 384 sq m

Stables Area 3879 sq ft – 360 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |







