









# Holwell Farm

South Huish TQ7 3EQ

- Period farmhouse
- Full of character and charm
- Generous accommodation
- Self contained annexe
- Attractive gardens and paddock
- In all about 3.33 acres
- Stone outbuilding with potential
- Garage and parking
- Glorious rural views
- Walk to the coast



 **Luscombe  
Maye** Since 1873

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Holwell Farm nestles in a peaceful sheltered valley, yet within 3 miles of Salcombe. The farmhouse is particularly unspoilt because it has never undergone a major rebuild or refronting and therefore also retains wonderful quality, period internal fittings. These features include the original studded plank front door in an ovolo-moulded wooden doorframe and a beautiful open-well 18th Century wooden staircase with open string, turned balusters, square panelled newels, a ramped handrail and dado panelling. In addition there are a number of examples of original wall panelling and moulded plaster corncicing.

This captivating property is approached off a private driveway and faces south - enjoying daylong sunlight. The property was bought by the current owners about 27 years ago, who undertook extensive renovations and extension. The house now provides excellent family sized accommodation and benefits from a lovely single storey, additional reception room to the rear, off the kitchen/breakfast room, which creates a further light-filled living area with enhanced valley views. Further reception rooms provide scope for flexible living and working from home. Meanwhile the heart of the home is in the spacious kitchen/breakfast room, with an adjoining utility room, both of which have direct access to the terrace and gardens. Upstairs are 5 double bedrooms, two of which are en-suite, together with a family shower room.

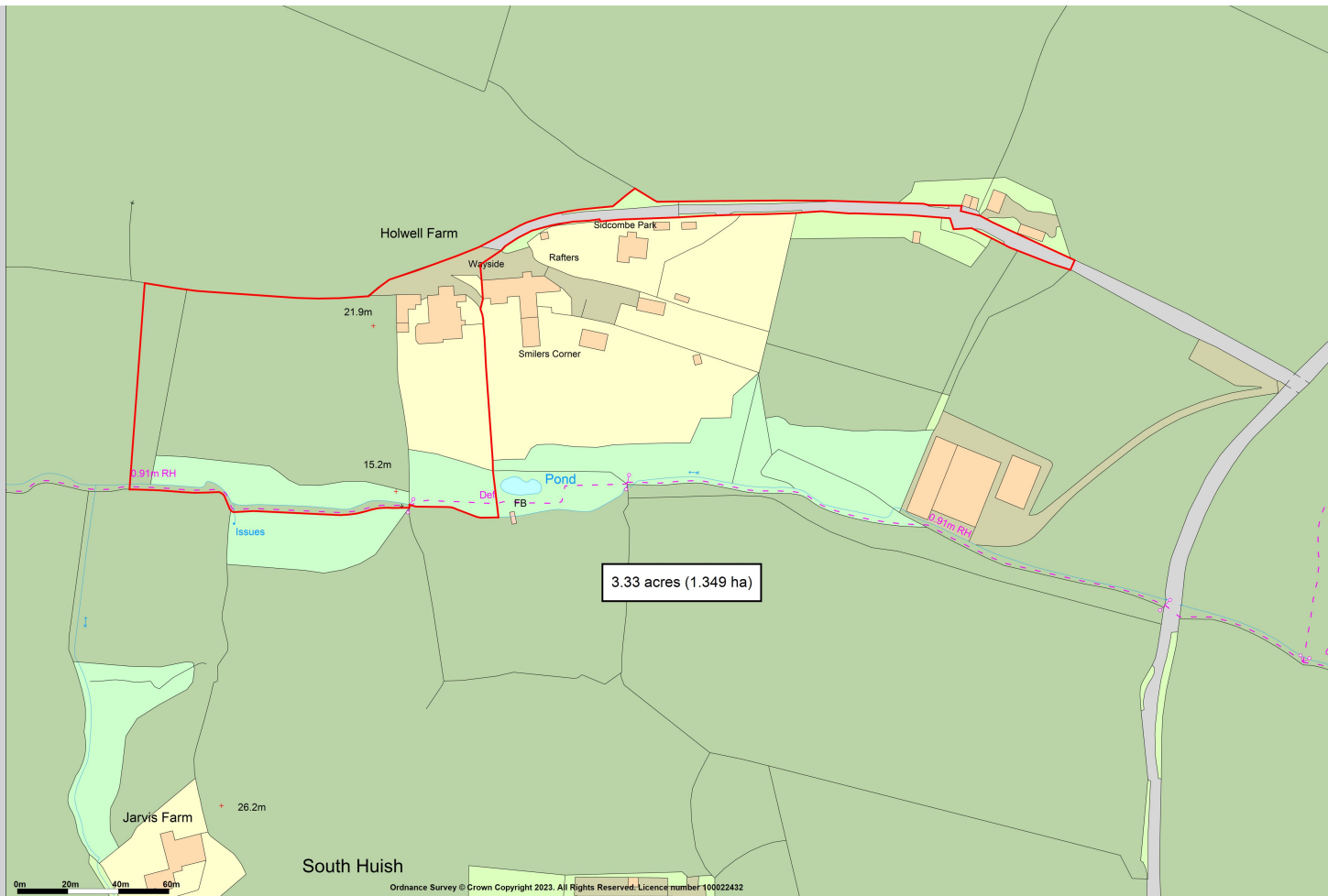
To the rear of the property is a self-contained one bedroom annexe.

Outside, there are attractive terraced areas for sitting and enjoying the beautiful outlook across the valley and the rolling fields, including a covered entertaining area and pond. The gardens are mainly laid to lawn and run down to a babbling brook. There is access from the parking area to the paddock. In all the property amounts to about 3.33 acres.

Adjacent to the house is a large 'L' shaped stone outbuilding, currently used as garaging/workshop/boat storage, which subject to planning permission could be suitable for a number of alternate uses. A single garage is approached off the parking area.







**DIRECTIONS**

From the A381 Kingsbridge to Salcombe road, turn right, signposted to South Huish. Follow this lane past the saw mill and take the next turning right into a private driveway. Holwell Farm will be found at the end of this driveway.

**VIEWING**

Viewing strictly by appointment with Luscombe Maye 01548 845090

**SERVICES:** Mains electric. Private water and drainage. Oil-fired central heating

**TENURE:** Freehold

**LOCAL AUTHORITY AND COUNCIL TAX:** South Hams District Council. Council Tax: F







# Holwell Farm, South Huish, TQ7 3EQ

Approximate Gross Internal Floor Area = 400.7 sq m / 4313 sq ft  
Garage Area = 77.8 sq m / 838 sq ft  
Total Area = 478.5 sq m / 5151 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



