

Falconers

Salcombe, Devon





A beautifully crafted Grade II listed manor house, set in over 7 acres of landscaped grounds, close to Salcombe's beaches.

Totnes 19 miles (London Paddington 2 hours 40 minutes), Plymouth 24 miles, Exeter 45 miles
(All distances and times are approximate)

		
8	6	4

Summary of accommodation

Reception hall | Great hall with galleried landing | Drawing room | Oak room | Kitchen with breakfast area | Sitting room | Study | Office

Eight bedrooms | Six bathrooms (four en suite) | Balcony

Detached outbuildings | Double garage | Four acre paddock | Helipad

In all, approximately 7.2 acres

Location

Falconers occupies a rare position just outside the heart of Salcombe, one of the South West’s most desirable coastal towns. Sheltered within the South Devon Area of Outstanding Natural Beauty, Salcombe is famed for its sailing heritage, beaches, and relaxed coastal lifestyle. The property is within walking distance of the town’s picturesque harbour, local boutiques, cafés, and fine dining restaurants—including the ever-popular Rick Stein’s restaurant and deli.

North Sands and South Sands can both be reached on foot, offering golden beaches, calm waters for swimming and paddle boarding, and breathtaking coastal walks. The South Hams region is also known for its vibrant arts scene, charming market towns, and rich maritime history. For those travelling further afield, Totnes station offers a direct service to London Paddington in under three hours, while Exeter Airport is approximately an hour and fifteen minutes by helicopter.



Falconers

Falconers is a home of extraordinary provenance and timeless charm. Constructed in 1925 using hand-crafted English oak, this remarkable Grade II listed manor house was originally built as a showpiece for the British Empire Exhibition. It was later carefully dismantled and reassembled on this elevated plot above Salcombe, chosen for its commanding views and peaceful seclusion.

The architecture is striking, showcasing the traditional Kentish Wealden vernacular with oak beams, stained glass windows, and grand fireplaces. The centrepiece is an exceptional full-height great hall, filled with natural light and framed by a dramatic timber truss. This impressive space is overlooked by a galleryed landing and sets the tone for the rest of the house.

Reception spaces flow across the ground floor, from the elegant drawing room and oak room to a relaxed sitting room and study. The kitchen, complete with a breakfast area, blends traditional character with modern convenience and forms the heart of the home. Upstairs, eight bedrooms provide flexibility for family and guests, with the principal suite benefitting from a private balcony with views across the garden.



Approximate Gross Internal Floor Area
XXX sq m / XXX sq ft



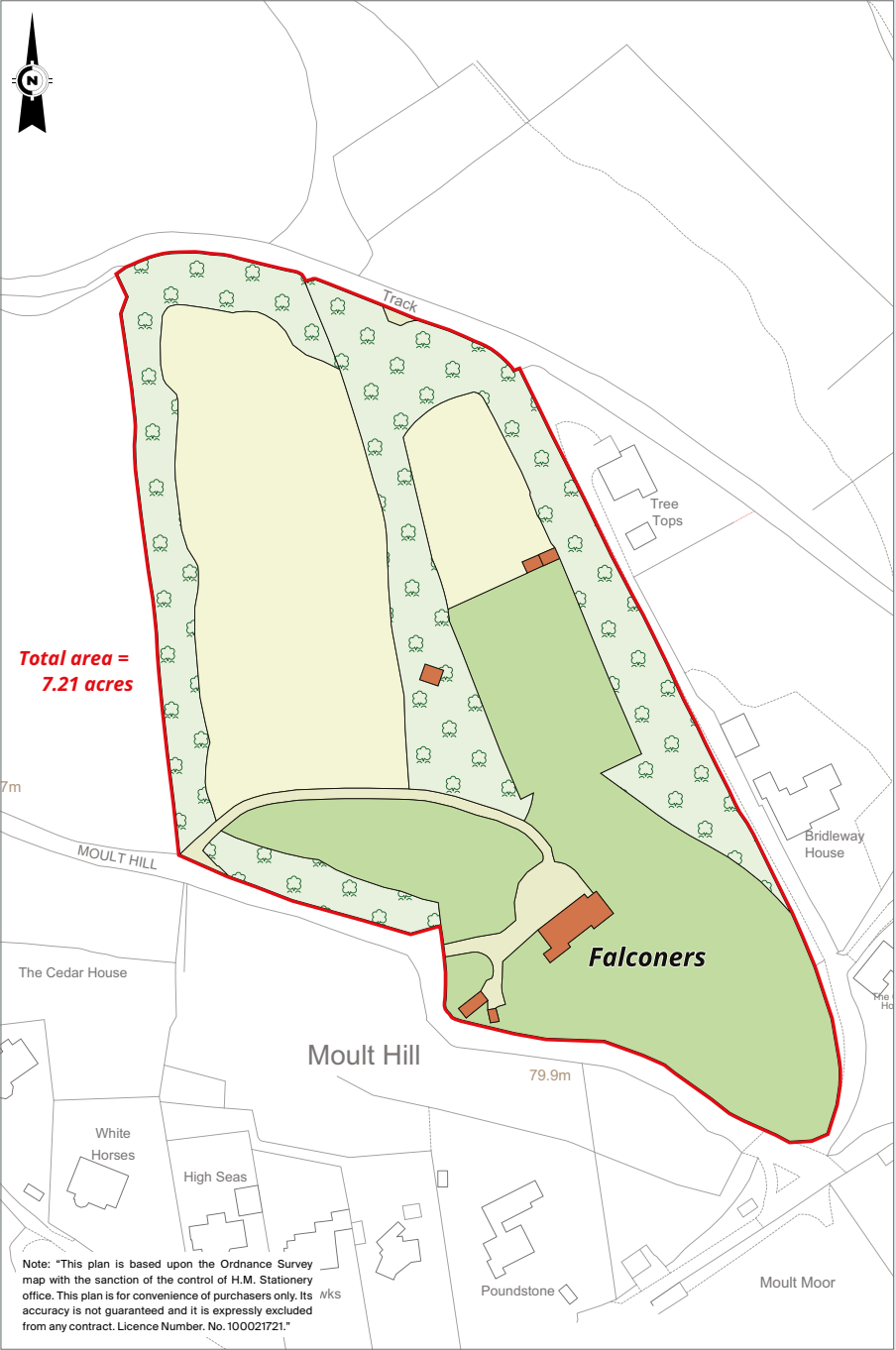
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and Grounds

The house sits at the centre of a beautifully landscaped gardens and grounds extending to about 7 acres, approached via a sweeping lime tree-lined driveway. The gardens are believed to reflect the influence of Gertrude Jekyll, with naturalistic planting, herbaceous borders, and year-round colour. To the south, a wide terrace extends from the drawing room and overlooks formal lawns and a central water feature. Mature woodland and yew hedging provide privacy and shelter, while a wisteria-covered rear façade adds seasonal beauty.

The grounds continue to surprise and delight with espaliered fruit trees climbing the historic brick walls to the east, enclosing a series of lawned areas connected by gravel paths and rose-covered arbours. A secluded former kitchen garden, now laid to grass, sits beyond, with woodland plantings framing the boundaries of the estate. The property also benefits from a working helipad discreetly set within a four acre paddock, making Falconers highly accessible as well as supremely private.





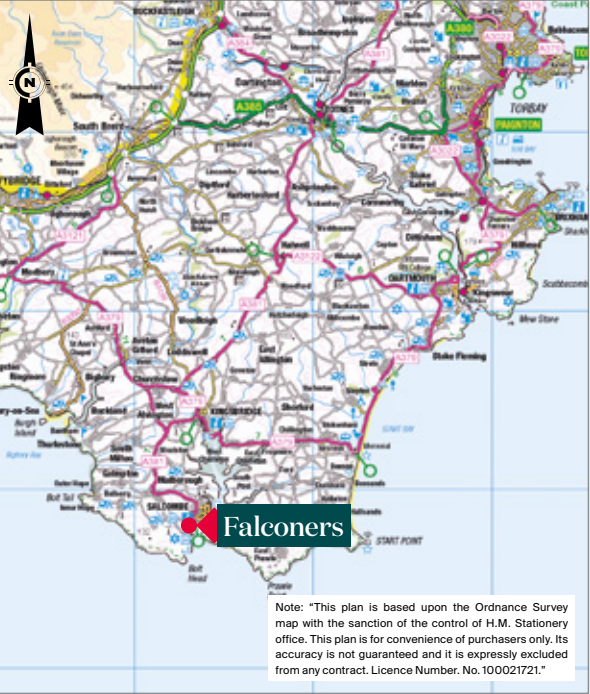
Property Information

Services
Services: Mains water, electricity, and drainage.
Oil-fired central heating.

Local Authority
South Hams District Council

Council Tax
Band H

Directions
Post code: TQ8 8LF
What3Words: ///offerings.nuzzling.barrel



**Knight Frank Exeter**

19 Southernhay East

Exeter

EX1 1QD

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Country Department

55 Baker Street

London

W1U 8AN

Hamish Humfrey

020 7861 1717

hamish.humfrey@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com