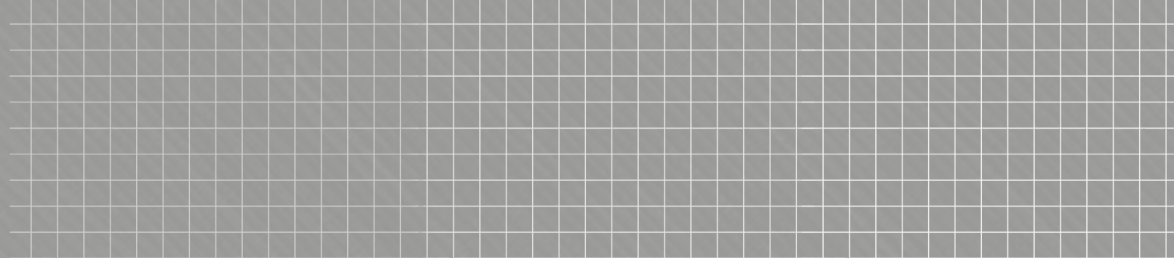




Your Logo



Slapton

Guide Price £1,850,000

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Nestled on the edge of the sought-after village of Slapton, Home Farm is a spacious, detached family home situated just half a mile from the beach, having expansive grounds which are meticulously kept. The property is located at the end of a quiet, no-through road, offering exceptional privacy and charming views of the countryside, Start Bay and out to sea.

Upon entering, you are greeted by a large entrance hall, leading to well-proportioned rooms which all benefit from an abundance of light flowing throughout the accommodation. The dual aspect living room boasts feature fireplace and French doors opening onto a patio where one can see stunning panoramic views, perfect for al fresco dining, entertaining and taking in the surrounding vista.

The open plan kitchen, dining and living room are both functional and welcoming, offering beautiful views and a homely environment. The kitchen benefits from a large central island, wall to floor mounted units and a range of appliances. The kitchen and living room seamlessly blend to create a sociable space. The living room features sliding doors onto the rear garden, offering easy flow for indoor-outdoor living. A convenient utility room which can be accessed from the kitchen or externally adds to the practicality, ensuring all needs are catered for.

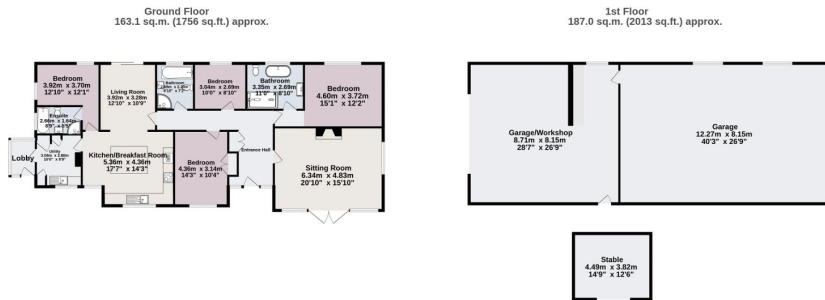
The principle bedroom has been thoughtfully designed, having a large, modern en-suite bathroom which can be sectioned off to create a second separate family bathroom. There are a further three double bedrooms, one having an en-suite and the other two making use of a family bathroom.

Home Farm sits within nearly 6 acres of picturesque gardens and grounds, framed by mature trees and shrubs.

Directly outside the living areas, you'll find terraces at both the front and rear of the house, leading to a charming flat lawned space with raised beds and a pond. Numerous seating areas are strategically placed to offer perfect spots for enjoying the stunning views.

As you move beyond the formal garden, the land gently rises, providing breath taking vistas of the sea and Start Point Lighthouse.

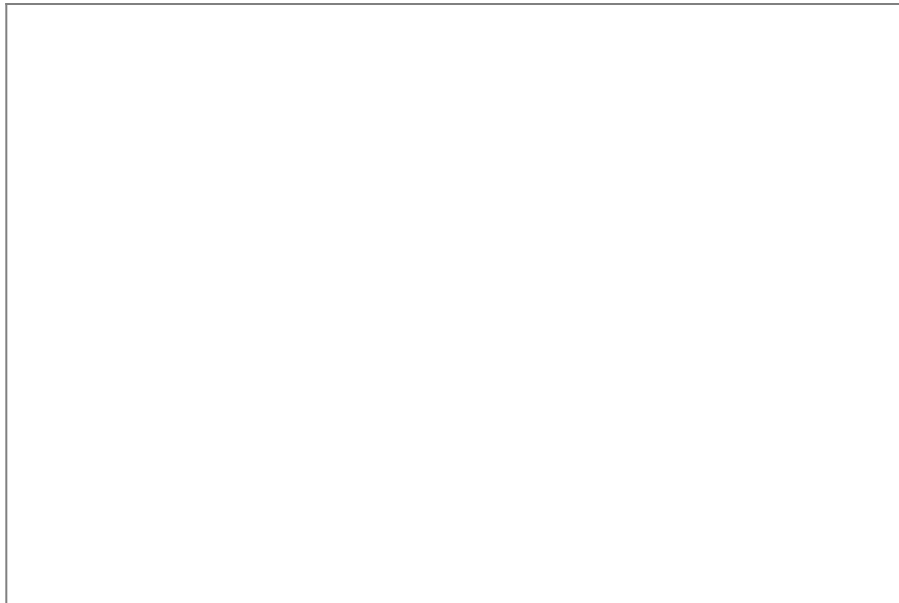




TOTAL FLOOR AREA : 350.2 sq.m (3769 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Uninterrupted Views
- Expansive Private Grounds
- Edge of Village Location
- Spacious accommodation
- Large double garage & outbuilding
- Planning Permission to extend
- 1/2 a mile from the beach
- Abundance of local walks



Energy performance certificate (EPC)

Address: Property: EPC Reference: To read:	C	EPC valid until: EPC number: #1617AD16261688
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Property type: Detached house
 Total floor area: 160 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the minimum energy efficiency requirements for rental properties](https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (lowest) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D,
 the average energy score is 40.