



Luscombe Maye
Since 1873

The Coach House, South Pool

£495,000

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Location: Nestled in a peaceful rural setting, this property is accessed via a private driveway through the Halwell Estate, and is just a short walk from the highly sought-after village of South Pool.

The Coach House:

This unique detached property is believed to be of non-traditional construction, with a stone-built ground floor and a first floor made from concrete and steel, topped with a slate roof.

Planning Permission:

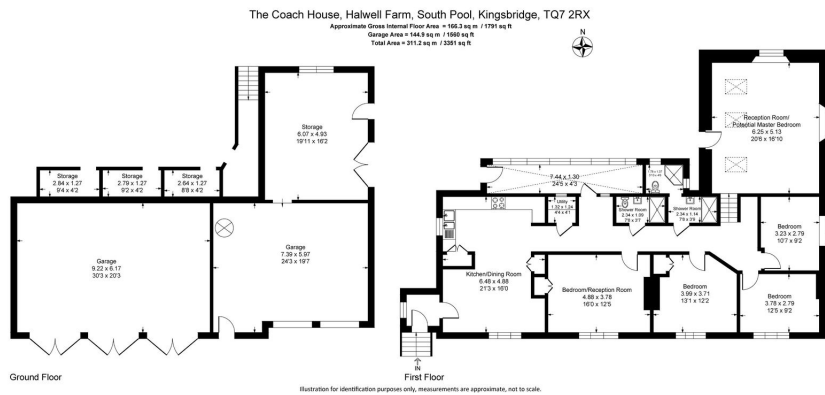
The property comes with full approved planning permission (granted in March 2023) for conversion into a spacious 6-bedroom home with 2 reception rooms, 5 bathrooms, and a raised outdoor terrace. Additional features include a walled garden and a triple garage with ample parking.

Full details of the plans can be found on the South Hams District Council website (Application Ref No. 1095/22/HHO).

Additional Features:

- **Waterfront Access:** The property enjoys vehicular access to the private beach along the Salcombe and Kingsbridge Estuary.
- **Proximity to Halwell Bay:** Located near the private Halwell Bay, offering stunning estuary views.



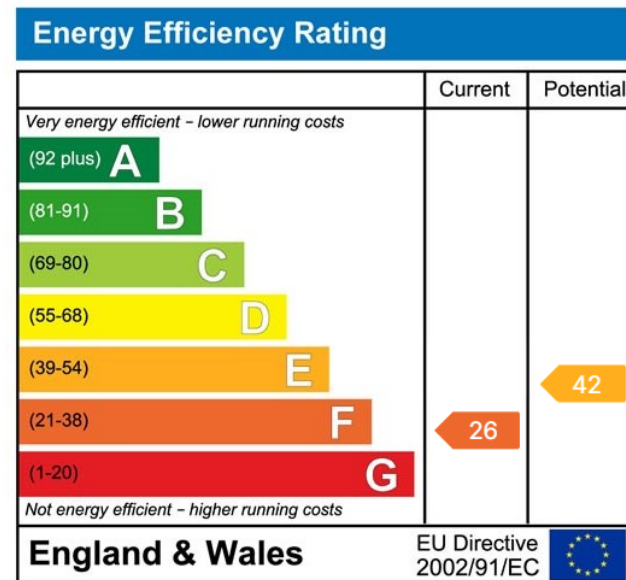


- Generous detached property
- Over 300 m² (3,229 ft²) of living space
- Planning permission granted for conversion in March 2023
- Set in a stunning, peaceful location within the South Devon AONB
- Private walled garden at the rear
- Garage and driveway with ample parking for multiple vehicles
- Direct vehicle access to the Estuary
- Excellent potential as an investment
- Within walking distance of South Pool and The Millbrook Inn
- Opportunity to create your dream home

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