





Higher Hendham House

Woodleigh, Kingsbridge, TQ7 4DP

- Period Georgian property
- 6 bedrooms, 4 bathrooms
- Charming stone 1 bed annexe
- 4 stables and outbuildings
- 8 acres of paddocks
- Pretty surrounding gardens
- Large characterful sitting room
- Wood burning stove
- Character features throughout
- Versatile living arrangement



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Higher Hendham House is a characterful Georgian property set in a quiet hamlet just outside the village of Woodleigh. The property offers a great sense of space and privacy, along with a mix of traditional charm and practical features. Additionally it is a well-proportioned home with plenty of potential in a quiet, attractive part of South Devon.

The main house includes a spacious sitting room with an impressive inglenook fireplace and a large, sweeping stone staircase that curves down into the room from the upper floor, an eye catching and elegant feature that adds real character. There is also a cosy study, perfect for quiet moments or reading. The generous kitchen/dining/living room hosts a blue Aga and enjoys doors out to a lovely conservatory. A utility room, boot room and cloakroom complete the ground floor. Upstairs on the first floor are four double bedrooms, all with en-suites.

A second floor extends the accommodation with two further bedrooms and a bathroom. Many original features have been retained throughout the property, giving it a warm, authentic feel.

Next to the main house is a charming detached one-bedroom annexe, converted from an old stone outbuilding. It has a simple, rustic charm and works well as guest accommodation or as an extra living space, with a kitchen/living area, bedroom and shower room.

The property also includes several useful outbuildings: a block of four stables, a tack room, a small open fronted tractor shed and an attached workshop, all in good condition. The surrounding land extends to eight acres and is accessed privately, including a mix of pasture and paddock, making it suitable for those with horses or other animals, or simply for enjoying outdoor space.

Higher Hendham House is well located, within easy reach of Kingsbridge, Salcombe, and Dartmouth. There are also nearby local pubs and villages, offering a good balance between countryside living and access to amenities





SERVICES: Mains water, private drainage (septic tank) and mains electricity.

CONSTRUCTION : The property is understood to be standard construction.

PARKING: Off-street driveway parking.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax Band G

VIEWING: Viewing strictly by appointment with Luscombe Maye 01548 857 474



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Approximate Gross Internal Floor Area = 395.9 sq m / 4262 sq ft
 Garage Area = 24.2 sq m / 261 sq ft
 Annexe Area = 47.1 sq m / 507 sq ft
 Outbuildings Area = 175.3 sq m / 1887 sq ft
 Total Area = 642.5 sq m / 6917 sq ft

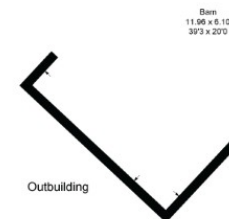
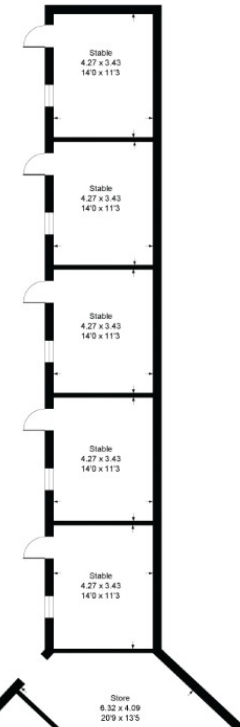
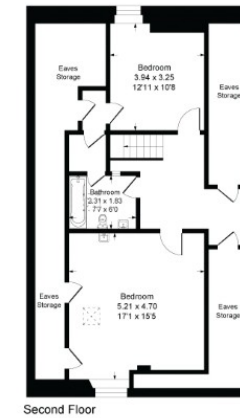
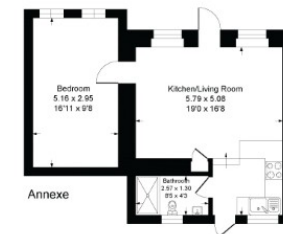
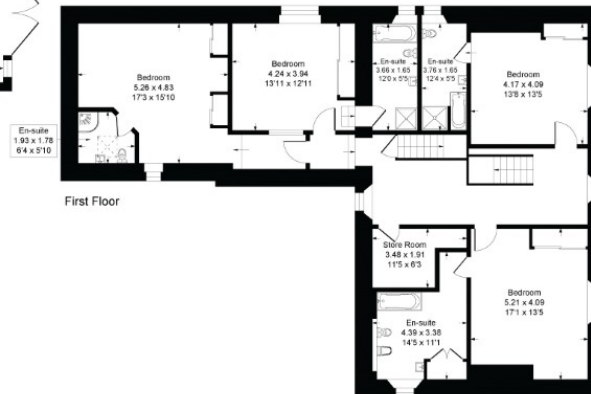
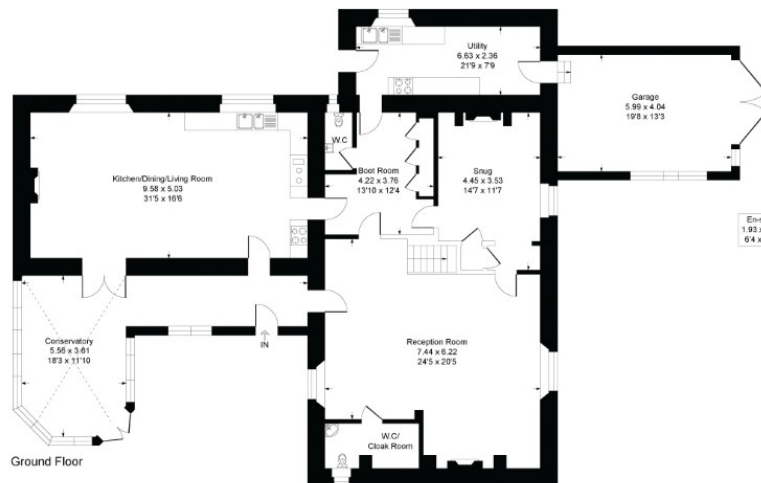


Illustration for identification purposes only, measurements are approximate, not to scale.

