



Luscombe Maye

Since 1873

# Masons Yard, HOLBETON, South Devon

Guide Price £725,000

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Nestled in the picturesque South Hams village of Holbeton, this beautifully presented detached home offers the perfect blend of countryside tranquillity and modern family living. Built in 2009, extended by the current owners and in keeping with the glorious surroundings, the property boasts generous living space.

The ground floor features a welcoming, double height entrance hall, a spacious living room with a wood-burning stove, and a kitchen/dining room, also with wood burning stove, ideal for entertaining. The contemporary kitchen is well-appointed with shaker style units, a central island, integrated appliances and overlooks the sunny and sheltered garden. A utility room and cloakroom complete the ground floor. Upstairs, the property offers four well-proportioned bedrooms, all accessed off a galleried landing, including a principal bedroom with en-suite shower room and dressing room. There is a guest bedroom with en-suite shower room, and a modern family bathroom, with Jack and Jill doors, serving the remaining rooms. A purpose built study in the recently added extension has separate access and is useful for home working, but would also function as a good sized 5th bedroom if required.

Outside, the home benefits from 2 allocated parking spaces, and the wrap-around garden is secluded, peaceful and sunny, – perfect for summer barbecues or relaxing. Well established border with colourful and fragrant shrubs and two raised beds for fruit and vegetables make for easy maintenance and the lawn and terrace give room for children to play. A purpose built storage shed provides generous, secure storage for garden and leisure equipment, including 4 bikes. Additionally there is a large storage area beneath the study that currently stores kayaks, surf boards and other outdoor equipment.

**FURTHER INFORMATION** Verified Material Information. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/ATiYsGcUrGyo8gopL6T4gi/view>) . Alternatively, you can contact our team for this information.





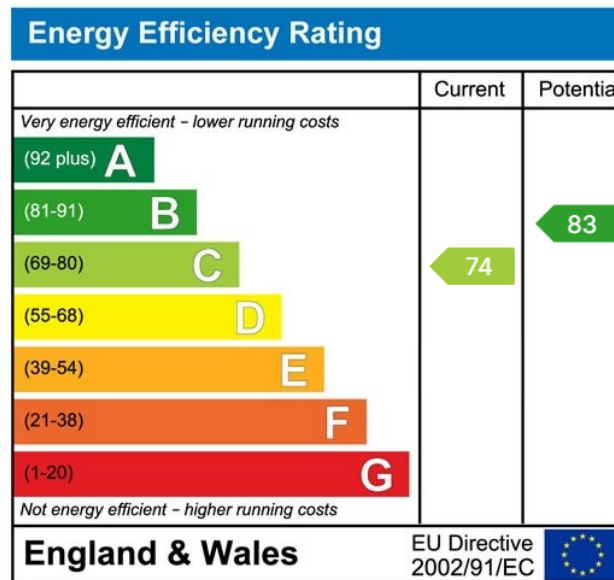
Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached 5-bedroom family home in sought-after South Hams village
- Two allocated parking spaces
- Peaceful, sunny, and low-maintenance wrap-around garden
- Beautifully presented, blending contemporary style and period character
- Two welcoming reception rooms, both with log burners
- Spacious and versatile accommodation with excellent storage solutions
- Open-plan kitchen/dining room with shaker-style units and central island
- Purpose-built shed and large under-house store
- Active village community with popular school, clubs, and events
- Short drive to the coast, easy access to Plymouth and the A38

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Use the QR code for further "Material Information" about this home



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