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WILD STRAWBERRY BARN

LODDISWELL •

TQ7 4DU



WILD STRAWBERRY BARN

GROUND FLOOR

Large Entrance Hallway | Open Plan Sitting/Dining Room | Snug |
Kitchen/Breakfast Room | Utility | Bedroom 1 With En-Suite And Dressing Room |
Bedroom 2 With En-Suite | Bedroom 3 | Bedroom 4 | Bathroom | Play Room | Office

FIRST FLOOR

Cinema Room/ Bedroom 5 With En-Suite

EXTERNAL

Sheep And Chicken Coop | Goat Store | Stable/Office | Barn | Carport And Single
Garage | Approx. 4 Acres | Substantial Parking Area With Turning Circle





“A grand barn conversion in a semi-rural setting, sitting within 4 acres and offering ample parking”...

Wild Strawberry Barn is an architecturally designed barn conversion, thoughtfully reimagined by the current owners to unlock the original building's true potential. Completed in 2018, the result is a grand yet welcoming home of around 3,500 sq ft (main house), blending contemporary comfort with characterful nods. Flooded with natural light, the spaces feel open and flowing while still retaining a cosy, warm atmosphere. Set within a beautiful countryside backdrop, the property's sense of arrival is equally special: approached through the private Woolston Estate, the drive creates a wonderfully grand and almost dreamlike entrance. Driving through your private electric gates brings you to the turning circle with ample parking.

- Energy-efficient home featuring solar panels and a ground source heat pump (EPC C).
- Immaculately presented and ready to enjoy
- Around 4 acres of grounds with paddocks, multiple outbuildings and large parking area
- Close proximity to Kingsbridge.







Entering through a spacious hallway with built-in storage, you're led straight to the heart of the home—an impressive open-plan living area. Cleverly zoned for dining, relaxing and entertaining, it remains flexible to suit your layout. French doors open to the patio for an easy indoor-outdoor feel. Highlights include an exposed brick wall with log burner, two offices, and a standout hidden “secret snug” concealed behind a bookcase—a cosy retreat with garden access and a double-sided fireplace shared with the main living space. Off the living area is a beautifully appointed kitchen with a large breakfast island housing an induction hob with integrated extractor, wine cooler, generous storage and ample prep space. The kitchen also offers two integrated ovens, a coffee machine, a microwave/oven and a large fridge/freezer. A hallway leads to the bedroom wing, which can be discreetly closed off with a glass sliding pocket door. Here you'll find a utility room and plant room with patio access, a family bathroom, two spacious bedrooms (one with patio doors), a further bedroom with en-suite, and an exceptional principal suite. The main bedroom includes French doors, built-in wardrobes and a spa-style en-suite with Jacuzzi bath, twin shower with jets, and twin basins. Most accommodation is on one level, but stairs off the kitchen lead to a cinema room with its own en-suite, also suitable as a fifth bedroom. Smart-home features enhance the main living areas. Outside, the grounds are equally impressive. Set in around 4 acres, they include sweeping lawns, paddocks, woodland and multiple patio areas. A paddock to the right of the entrance features a versatile outbuilding with stable section, kitchenette and WC—formerly an office but ideal for stabling, storage or hobbies. There is also a two-vehicle car port with a third bay offering mezzanine storage, plus power and water. A substantial 45ft x 30ft outbuilding with vehicle access, power and water adds further potential, alongside chicken and sheep coops and an original “goat” shed with its own utilities.







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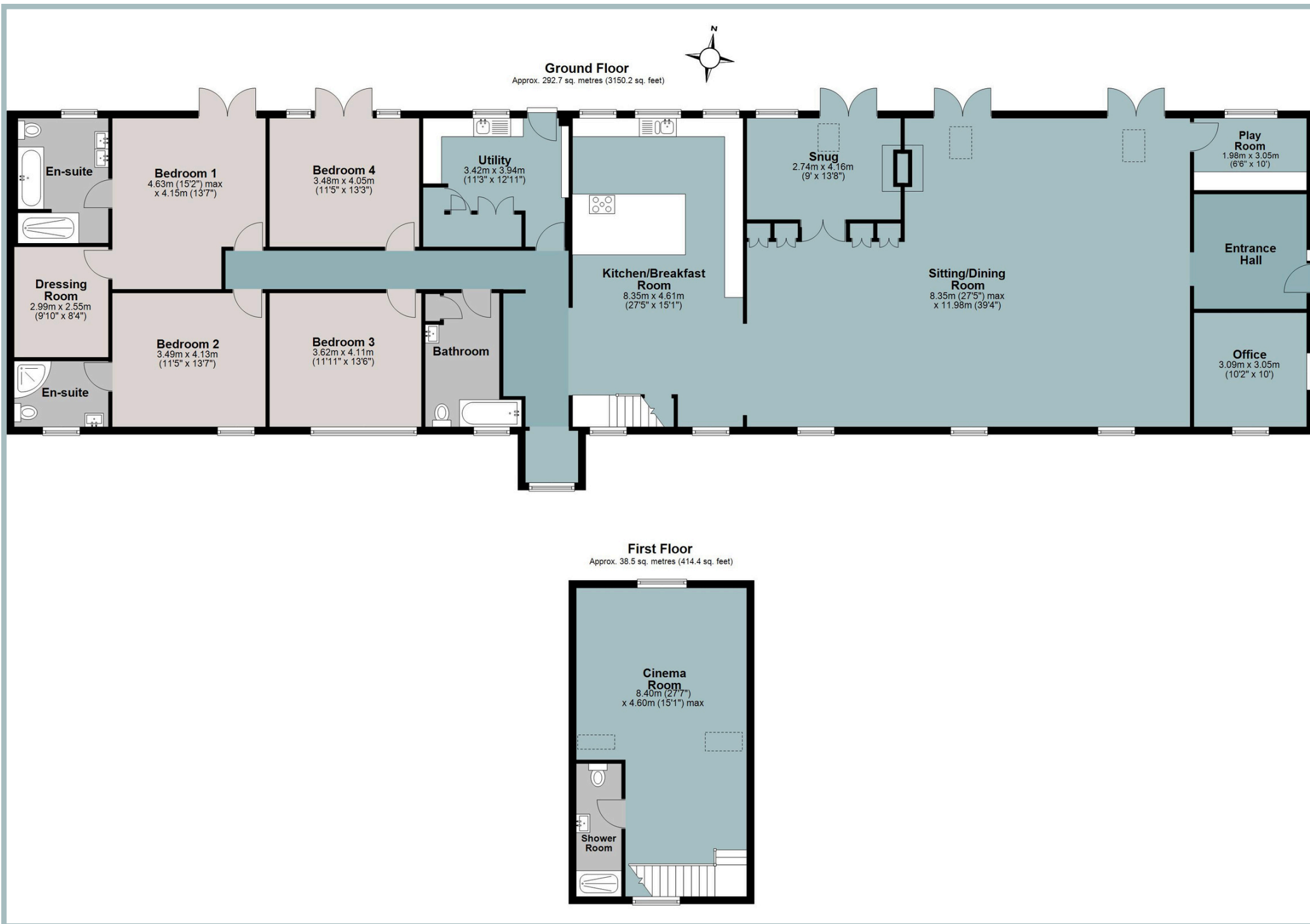
Positioned off the B3196 and just a short drive away from the A38, local beaches, and the charming market towns of Kingsbridge, this property offers an ideal blend of semi-rural tranquility and accessibility to urban amenities, making it a perfect choice for those seeking a balanced lifestyle.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours

All Approx. Kingsbridge 4.9 mi - Totnes 12.8 mi (Railway link to London Paddington) - Dartmouth 15.2 mi



PROPERTY TOTAL APPROXIMATE AREA: 3564.5 SQ FT 331.2 SQ M



OUTBUILDINGS TOTAL APPROXIMATE AREA: 2686.5 SQ FT 249.6 SQ M



Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains electric, water, private drainage with treatment plant, ground source heat pump, solar panels - has private bore hole but not connected

Estate Service Charge: Approx. £250 annually

EPC: Current C (74) Potential B (87)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge, follow B3196 through Loddiswell village. When you reach the Chili Farm take the opposite 2nd left hand turning. There will be pillars either side of the driveway, it will be marked Woolston House. After passing the pond, take the right hand fork and take the right turn through the double gates.

What Three Words: [///biggest.reporting.rummage](https://www.what3words.com/en/biggest_reporting_rummage)

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