

# HOLLYHOCKS, COLMER HOUSE

## CALIFORNIA CROSS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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# Hollyhocks | 1 Colmer House | Colmer Estate | California Cross | Modbury | Devon | PL21 0SG

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## AT A GLANCE

Hollyhocks is an attractive ground floor two bedroomed apartment situated within the period property Colmer House on the historic Colmer Estate. Hollyhocks has been fully renovated by the current owners who have run it as a proven, high performing holiday let for the last 5 years. Hollyhocks also benefits from having 52 week full residential use with no restrictions.

## ACCOMMODATION

The property comprises of open plan living room, dining area and kitchen, main bedroom with double bed, second bedroom with two single beds and a third fold out bed. The family bathroom was fully renovated in March 2026.

## OUTSIDE

Hollyhocks benefits from a mature a private L shaped garden with paved patio area perfect for outdoor dining and relaxing after a day at the coast. Swing arbour and lawn secured for pets and children by fencing, mature hedges and a gate. Allocated parking is to the front of Colmer House.

## THE ESTATE

Located approx 8 miles from a wide range of beaches, near the pretty towns of Modbury and Kingsbridge and also close to Dartmoor the estate offers an enviable lifestyle and a compelling guest proposition. The excellent on site communal facilities include an all year round heated indoor pool, a seasonal heated outdoor pool, tennis court, small gym and children's play area, all located within 28 acres of managed natural land comprised of meadows, woodland and a wildlife lake.

Hollyhocks is only one of 20 privately owned holiday homes on the Colmer Estate. Colmer House has been converted into 7 separate dwellings with Hollyhocks having full residential status. When purchasing Hollyhocks you will own a 5% share of the freehold of Colmer Estate.

## Key Features

- Consent for full residential use
- Fully furnished and being sold as a successful holiday business option
- Bathroom fully renovated March 2026
- Hardwood double glazed windows replaced in 2022 with a UPVC lantern roof within the lounge
- Fully fitted kitchen with dishwasher, washing machine, induction hob, under-counter fridge & freezer
- Main bedroom with fitted wardrobes
- Second bedroom twin beds with third pull out bed
- Hollyhocks offers the perfect retreat for couples, families or groups of up to 5 people
- No onward chain



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Modbury Office

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4 Broad Street, Modbury, PL21 0PS

# Property Details

**Services:** Mains water and electricity. Immersion heater, modern convection and storage heaters. Private drainage via a Klargester tank

**EPC Rating:** TBC review and new certificate due on 10/6/26

**Council Tax:** Business rated, currently £0 with small business rate relief (SBRR)

**Tenure:** The freehold of the estate (DN175518) is owned by TCEF Limited (20 owner shareholders) TCEF Ltd holds absolute freehold title (i.e. full legal ownership). The freehold includes: Colmer House, Estate buildings, Roads, grounds, woodland, streams and communal areas. The freehold is subject to long leases granted to each property with each cottage/apartment is held on a 999-year lease from 30 September 1998. Ground rent is Peppercorn (£0)

**Authority:** South Hams District Council

**Service Charge:** The annual service charge is currently £5320 per annum (for all estate services- the pools areas and grounds maintenance) with an additional payment to the investment funds of £1350 per annum ( this includes a capital fund, contingency fund and water treatment fund).

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Colmer Estate is situated close to the A38, leaving at Wrangaton Cross( signposted towards Modbury) At the roundabout follow signs for Loddiswell and California cross is approx 3 miles, turn left before the garage and the entrance to Colmer Estate is approx 100m on the right. Follow the long drive down past the tennis court (with visitors parking located on the left) and the main house is located at the end of the drive.

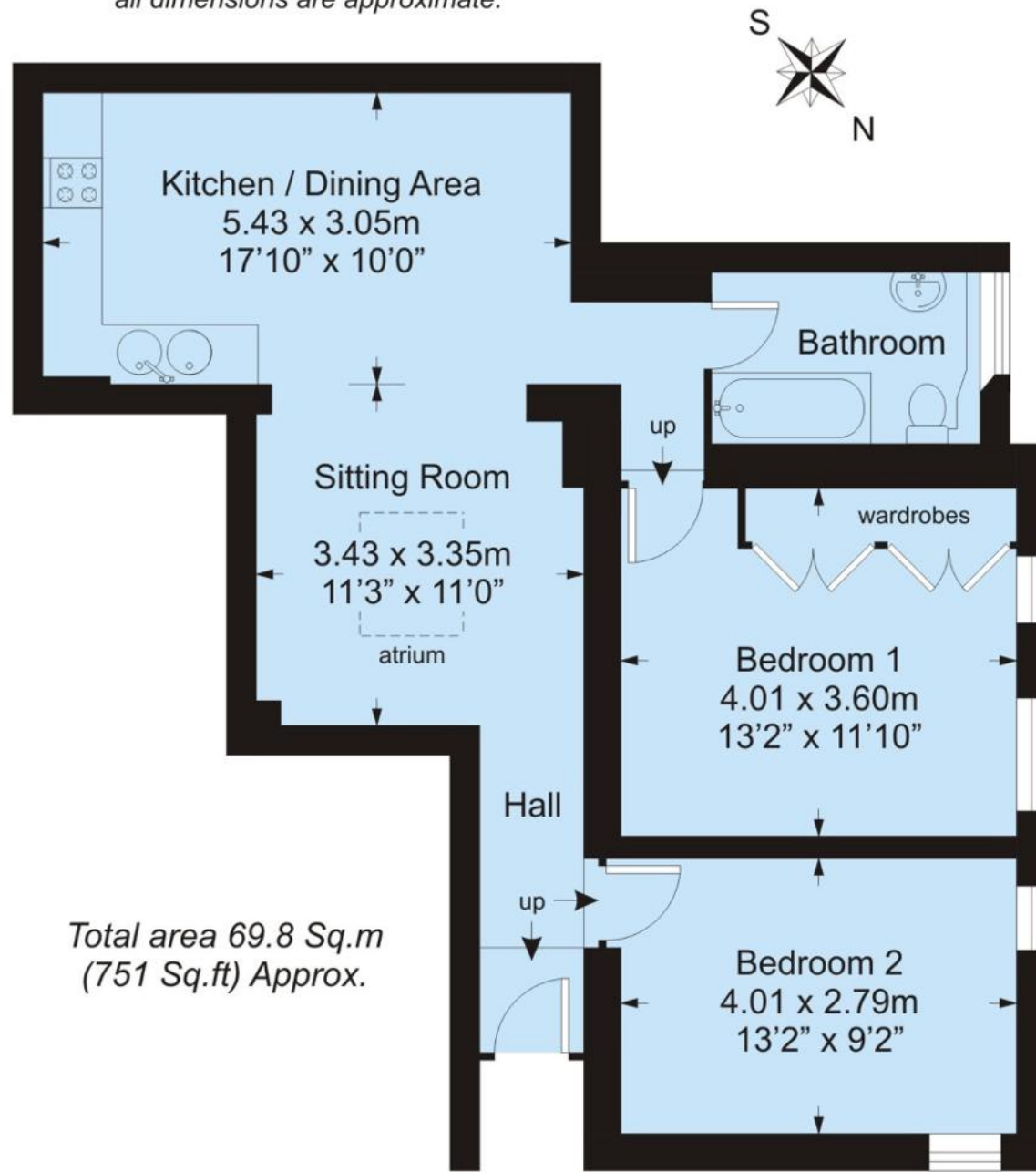
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163



# FLOOR PLAN

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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