



SOUTHCOMBE HOUSE

Widcombe-in-the-moor, Devon



SOUTHCOMBE HOUSE – A TIMELESS DARTMOOR RETREAT

In the Dartmoor National Park with outstanding views towards
Bonehill Rocks on the edge of the popular village of Widecombe.

Summary of accommodation

Kitchen/dining room | Drawing room | Principal bedroom suite | Three/four further bedrooms | Pantry | Laundry | Utility | Larder
Workshop | Separate one bed annexe | Stables, tack room and barn

In all about 4.62 acres

Local Authority: Teignbridge District Council
Council Tax band: G
Tenure: Freehold

Distances: Ashburton 7.2 miles, Bovey Tracey 8.1 miles, Totnes 14.2 miles
(London Paddington in approx. 2hrs 56mins), Exeter 25.4 miles
(All distances and times are approximate)

Guide price: £1,350,000

SITUATION

Perched in a peaceful and elevated position within the heart of Dartmoor National Park, Southcombe House enjoys breathtaking panoramic views across the valley towards the iconic Bonehill Rocks. Just a short, scenic five-minute stroll brings you to the charming village of Widecombe-in-the-Moor – home to cosy cafés and tearooms, the historic Old Inn, and the characterful Rugglestone Inn, nestled beside a gentle stream.

At the heart of the village stands St Pancras Church, fondly known as the Cathedral of the Moor. Beside it are the National Trust’s Church House and the charming Sexton’s Cottage, rich with local history. Widecombe also boasts a highly regarded primary school, making it a wonderfully placed location for families or those seeking rural peace and the chance to fully explore the moors.

Nearby Ashburton offers a vibrant mix of independent restaurants, including Rafikis, Amelias, and The Old Library, alongside artisan coffee shops, a delicatessen, bakery, fish deli, and a renowned cookery school. The lively market town of Totnes is also within easy reach, offering an eclectic array of shops and amenities.

For those needing to connect further afield, Exeter offers excellent shopping options – with Princesshay, John Lewis, Waitrose, and IKEA all conveniently located nearby. Exeter is also home to prestigious schools such as Exeter School and The Maynard, alongside Torbay Grammar Schools and Mount Kelly in Tavistock.

Connectivity is seamless, with the A38 dual carriageway at Ashburton linking to the M5 at Exeter. Fast rail services run from Totnes and Newton Abbot, and Exeter Airport provides access to domestic and international destinations.

Southcombe House is perfectly positioned to enjoy the very best of Devon – from the wild beauty of Dartmoor and the tranquil River Dart to the sailing and sandy shores of the South Hams. The area offers outstanding walking, horse riding, wild swimming in crystal-clear moorland pools, and a wealth of golf courses, including Bovey Castle and Thurlestone.



THE PROPERTY

Welcome to Southcombe House – an extraordinary five-bedroom Dartmoor farmhouse that seamlessly weaves together 500 years of history with creative contemporary living.

Dating back to the early 16th century, the original longhouse has been enhanced with a beautiful Georgian extension, where grand sash windows invite in natural light and frame sweeping views over the village and rugged moorland tors.

Inside, the home offers both spaciousness and warmth:

- A large open-plan kitchen and dining room, perfect for family gatherings and entertaining
- Two characterful reception rooms ideal for relaxing
- Two dedicated offices, blending remote working with rural tranquillity
- Recently updated with solar-compliant central heating system ready for solar panel installation



Annexe



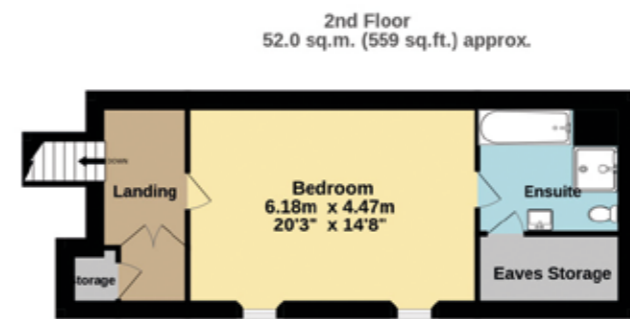
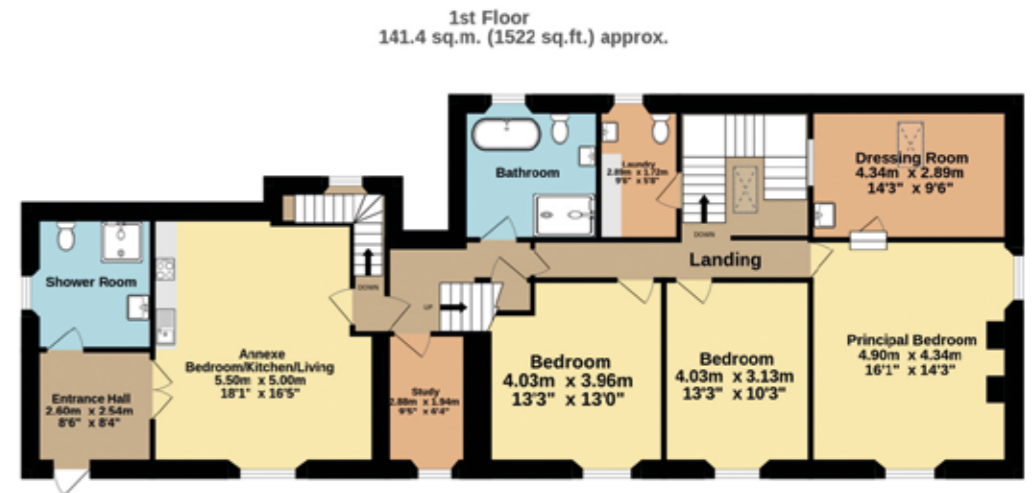
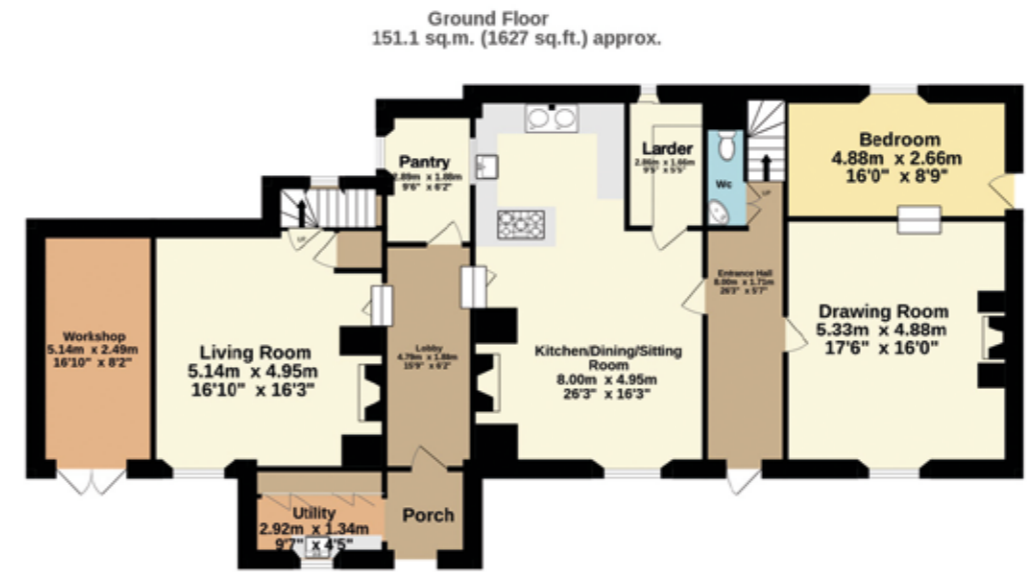
Annexe



Annexe



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
344.5 sq m (3708 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Step outside into the walled kitchen garden featuring raised beds for vegetable growing, a herb garden and herbaceous borders that provide a backdrop for outdoor entertaining. The grounds extend into a generous lawn, fruit cage, chicken run, orchard, polytunnel, stables, and a tractor shed – all designed to support a sustainable and fulfilling lifestyle.

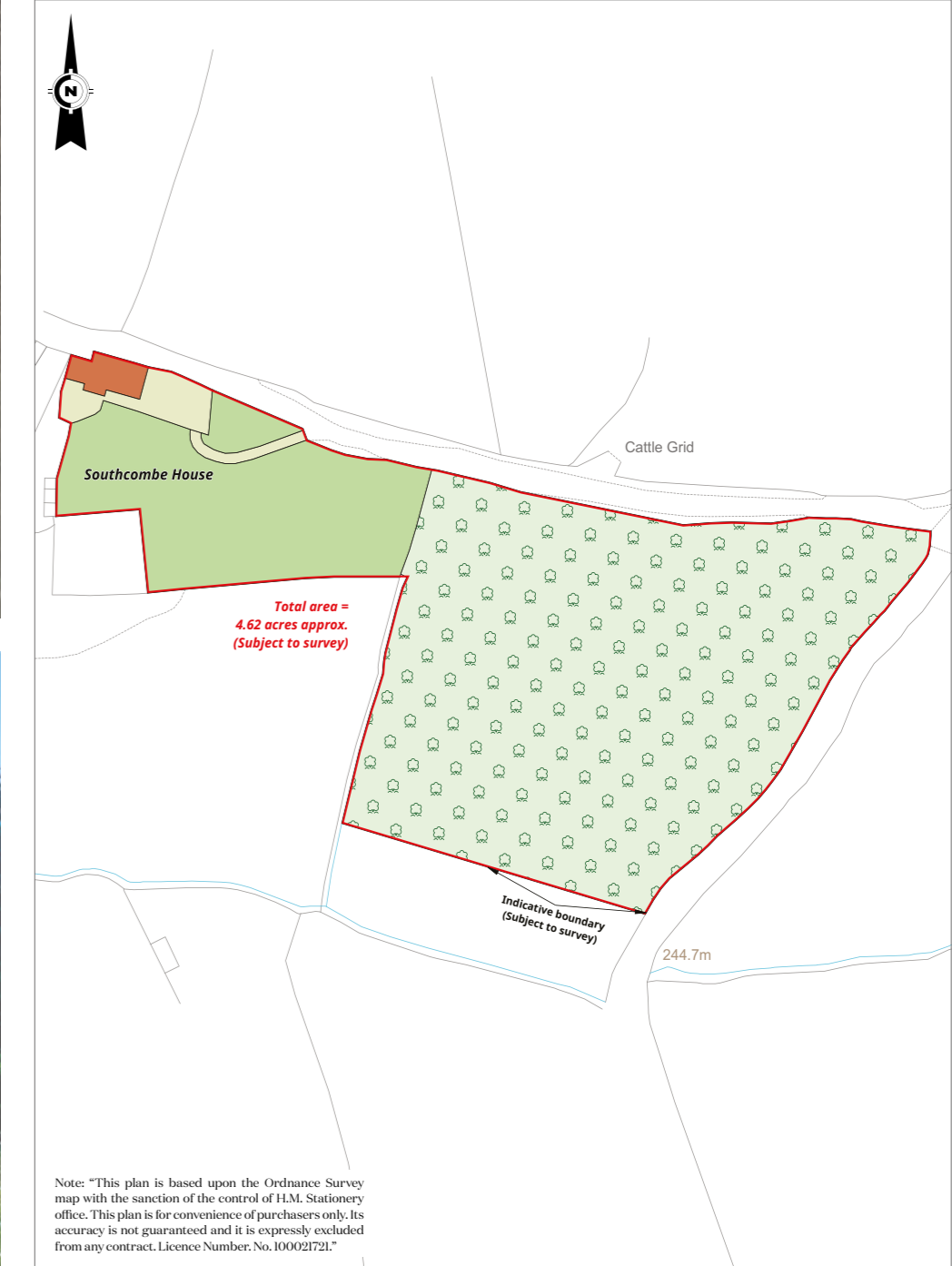
A true highlight is the stunning four-acre wildflower meadow, home to rare wild orchids and a diverse array of native blooms. Celebrated in national publications and proudly part of The National Garden Scheme, this space is a sanctuary of natural beauty.

Adding further value and flexibility is The Apiary – a successful Airbnb rental generating over £20,000 annually. With its vaulted beamed ceiling, handcrafted kitchen, modern bathroom, private entrance, and electric car charging point, it's an inviting retreat for guests or extended family.

The farmhouse itself is a classic south-facing granite stone longhouse, offering a light-filled and airy interior that is rare for Devon properties of this kind. The entrance, via a stone porch and traditional Devon cross passage laid with granite flagstones, sets the tone for the character and charm found throughout.

A HOME, A HAVEN, A WAY OF LIFE

Southcombe House is a rare blend of history, comfort, and soul, nestled in one of the most inspiring landscapes in the country. Whether you're dreaming of a family escape, a creative retreat, or a rewarding hospitality venture, this remarkable home offers the canvas to live life beautifully.



I would be delighted
to tell you more.

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