

THE LINHAY HOLBETON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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The Linhay | Scobbiscombe Farm | Holbeton | Devon | PL8 2EW

Unexpectedly re-available - rare coastal countryside escape. 4-bedroom barn with one-bedroom annexe, perfect for guests or income. Stylish living in a peaceful valley near Mothecombe Beach. Garden, courtyard, and panoramic views. Much coveted EPC rating A.

Mileages

Holbeton 0.7 mile, Mothecombe beaches 3 miles, Yealmpton 4 miles, Modbury 5 miles, Plymouth 14 miles (distances approximate)

Accommodation

Ground Floor

Entrance Hall | Laundry Room | Two Bedrooms with Ensuite
| Two Further Guest Bedrooms | Family Bathroom

First Floor

Open Plan Kitchen / Dining Room | Sitting Room

Annex

Open Plan Kitchen / Living Space | Bedroom | Bathroom

Outside

Garden | Sun Terrace | Courtyard | Ample Parking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



The property is approached via a long private lane with fields either side, shared only by one other property. This luxurious and modern newly converted detached 4-bedroom barn offers a tranquil retreat for those looking to get away from the hustle and bustle of life.

The Linhay not only offers stylish interiors and period features, but also has been converted over the last few years to make the most of the outstanding forest and wildlife-filled valley views. Attention to detail and the provision of high eco credentials has resulted in a much-coveted EPC rating A. The contemporary open plan living, kitchen, dining area benefits from an exceptionally well appointed and stylish kitchen and cosy sitting area. Its elevated first floor position enables the beautiful surroundings to be fully appreciated. On the ground floor are four bedrooms, two en-suite, and a bathroom with a double couples shower. Additionally, there is a separate annexe that offers versatile living options including additional guest accommodation, multi-generational living or income potential. Perfect for those seeking a stylish and contemporary countryside retreat, this property is a true gem waiting to be discovered.

In a serene, picturesque, rural, setting, and with wide ranging views over many miles of unspoilt South Hams countryside, this location is part of the South Hams Area of Outstanding Natural Beauty, close to the coast between the Erme and Yealm Estuaries whilst only being a few minutes' drive from the nearby picturesque village of Holbeton and idyllic public and private Mothecombe beaches.

Holbeton is a small idyllic village, away from through traffic situated between the beautiful Erme and Yealm Estuaries. Its picturesque streets are lined with cottages, several of which are thatched. There is a well-equipped local store and post office, the Mildmay Colours public house, primary school, community orchard and a village hall where many activities including amateur dramatic plays, film nights, festivals, and sports events are hosted. It is ideally located for commuting to Plymouth, with its historic waterfront, Hoe and Sound, large University and nationally renowned Theatre Royal. Access to the A38 only 15 minutes away from the property. Modbury, with its largely Georgian main street, provides a good range of shops and lies only five miles to the north east, with the similarly well-equipped Yealmpton village to the north west. The A379 also provides direct access to Plymouth and the market town of Kingsbridge. Many fine National Trust cliff top and coastal walks, with the wide expanses of the Dartmoor National Park a short drive to the north.





KEY FEATURES

- Picturesque, quiet, and outstanding country setting with widespread, unobstructed views
- About 8 minutes' drive from Mothecombe private and public beaches
- Newly converted barn with stylish, characterful, beamed interior
- 1631 sq ft - 151.51 sq m
- 4 bedroom reversed level house, with 1 bedroom ground floor annexe perfect for additional guest accommodation, multi-generational living or income potential
- Much coveted EPC rating A
- Air Source Heat Pump And Solar Panels
- Garden, courtyard, outstanding countryside views

“In a serene, picturesque, rural, setting, and with wide ranging views over many miles of unspoilt South Hams countryside, whilst only being a few minutes' drive from Mothecombe beach”





Property Details

Services:	Air source heat pump. Private drainage. Mains water and electricity. Solar panels. Shared bio-digester.
EPC Rating:	Current: A - 96, Potential: A - 98, Rating: A
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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

From Plymouth: take the A379 Kingsbridge Road. Pass through Yealmpton in the direction of Modbury, pass through Yealmbridge and then in about 1 mile turn right signposted Holbeton/Mothecombe/Alston. After approx. 1 mile on the left is the private driveway entrance for Scobbiscombe Farm, turn left here and The Linhay is the last building on the right at the end of the private lane.

From Modbury: take the A379 towards Plymouth. After about 3 miles, turn left signposted Holbeton/Mothecombe/Alston. After approx. 1 mile on the left is the private driveway entrance for Scobbiscombe Farm, turn left here and The Linhay is the last building on the right at the end of the private lane.

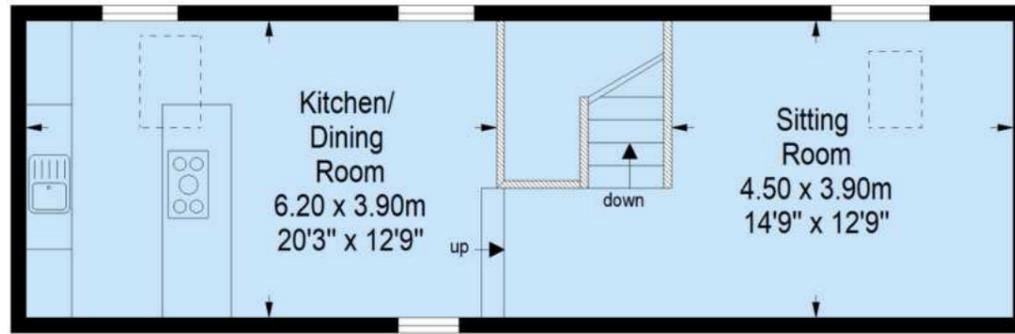
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

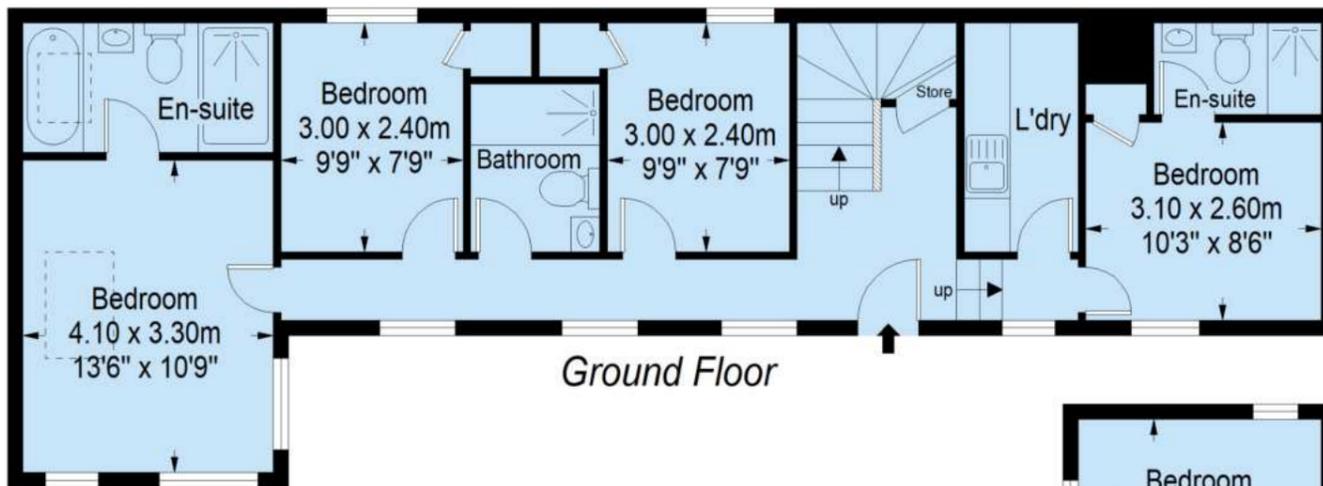


NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

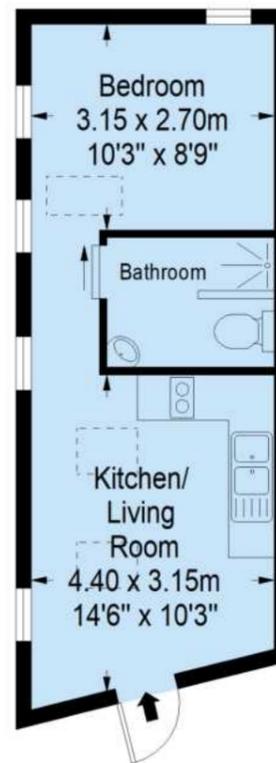
Floor Plans



First Floor

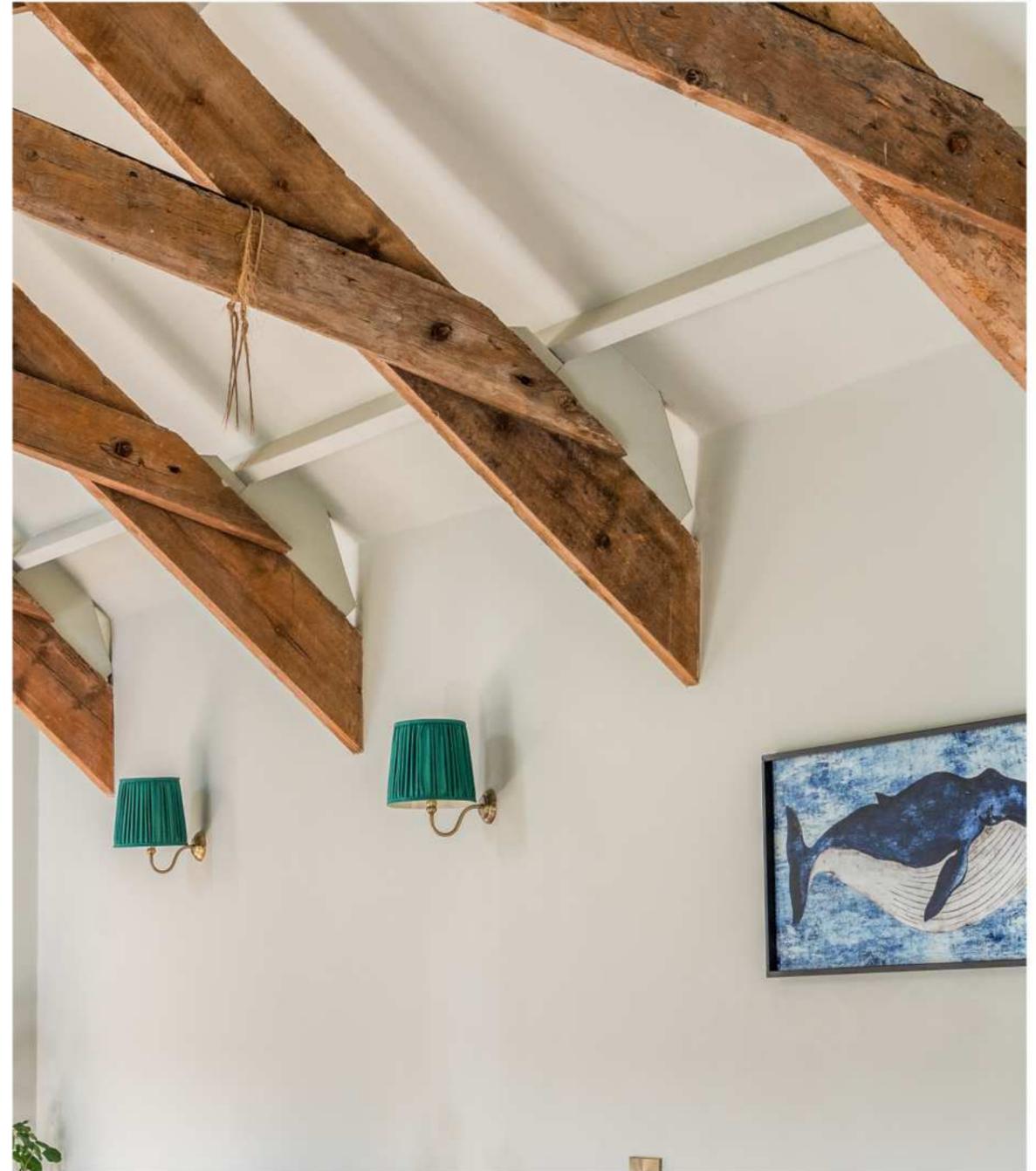


Ground Floor



Ground Floor

Total area 151.52 Sq.m
(1631 Sq.ft) Approx.



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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