

THE COACH HOUSE

CHANTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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The Coach House Chantry | Devon | TQ7 4EH

Mileages

Modbury - 5 miles | A38 - 6 miles

Exeter - 37 miles

(All mileages are approximate)

Accommodation

Ground Floor

Grand hall, sitting room, conservatory, kitchen, dining room,
sun room, WC, two utility areas

First Floor

Three bedrooms (1 en-suite), and family bathroom.

Outside

Approximately 9 acres, landscaped gardens and lawns,
mature shrubbery and trees, ménage, swimming pool, double
garage, car port, stable block with multiple stables and tack
room, additional stable block with further stables, car port
and tack room.

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP

THE COACH HOUSE

“A seamless balance between heritage character
and contemporary comfort”

INTRODUCTION

Discreetly positioned within the rolling South Hams countryside, just beyond the sought-after village of Aveton Gifford, The Coach House is a distinguished Gothic-style residence forming part of an exceptionally attractive private estate.

Approached via a sweeping, tree-lined drive, the property enjoys an immediate sense of arrival and seclusion. The estate setting is particularly picturesque, combining historic architecture, mature landscaping and open countryside to create a refined rural offering of rare quality.

THE RESIDENCE

The Coach House is a Grade II listed home of significant architectural presence, defined by its Gothic influences, generous proportions and carefully preserved period detailing. Sensitively enhanced over time, the house now offers a seamless balance between heritage character and contemporary comfort.

At its centre lies a striking reception hall, anchored by a sweeping staircase and framed by full-height glazing that floods the space with natural light. Throughout, vaulted ceilings, exposed timbers and arched windows reinforce the building's historic character.

The kitchen is well-appointed, featuring a traditional AGA and generous utility space, opening into a contemporary glazed dining extension. This space has been carefully designed to integrate with the original architecture, with bi-fold doors opening directly onto the gardens.

The principal reception room provides a warm and atmospheric setting, with wood-burning stove, exposed stonework and period features, while a separate dining room enjoys attractive views over the gardens and swimming pool.

Upstairs, a spacious landing with vaulted ceilings and exposed trusses leads to well-proportioned bedrooms, each enjoying views over the surrounding landscape. The principal suite is particularly notable for its scale, light and architectural detail.







GARDEN & GROUNDS

The property sits within approximately 9 acres of beautifully maintained grounds. Immediately surrounding the house are mature landscaped gardens, laid predominantly to lawn with established trees, hedging and well-stocked borders, providing both privacy and structure. A heated swimming pool with retractable enclosure is positioned to enjoy views across the gardens and adjoining pasture, offering a private and versatile leisure area.

EQUESTRIAN FACILITIES

The Coach House is exceptionally well equipped for equestrian use, with a thoughtfully arranged and highly functional layout: Ménage, Five loose boxes, Tack room, covered yard area, additional storage, equestrian outbuildings, gently sloping pasture (suitable for division into multiple paddocks), and water supply to each paddock.

The land has been carefully configured to allow for efficient grazing management, with the ability to subdivide paddocks as required. The combination of arena, stabling and pasture provides an ideal setup for both leisure riders and more dedicated equestrian use.









Property Details

Services:	Mains electricity, private water and drainage, oil-fired central heating
EPC Rating:	Exempt
Tenure:	Freehold
Council Tax:	Band G
Local Authority:	South Hams District Council

Key Features

- Grade II listed Gothic-style detached country house
- Set within a private estate approached via a tree-lined drive
- Approximately 9 acres of gardens, grounds and pasture
- Comprehensive equestrian facilities including ménage and stabling
- Heated swimming pool with retractable enclosure
- Elegant blend of historic architecture and contemporary living

Situation

Aveton Gifford is a highly regarded South Hams village situated on the banks of the River Avon within an Area of Outstanding Natural Beauty. The village benefits from a strong community and amenities including a shop, public house, primary school and recreational facilities.

The surrounding area is renowned for its exceptional natural beauty, with nearby Bantham, Bigbury-on-Sea and Burgh Island offering some of Devon's finest beaches. Sailing waters at Salcombe and Newton Ferrers are within easy reach, while Dartmoor National Park lies to the north, providing extensive riding and outdoor pursuits.

Fixtures & Fittings

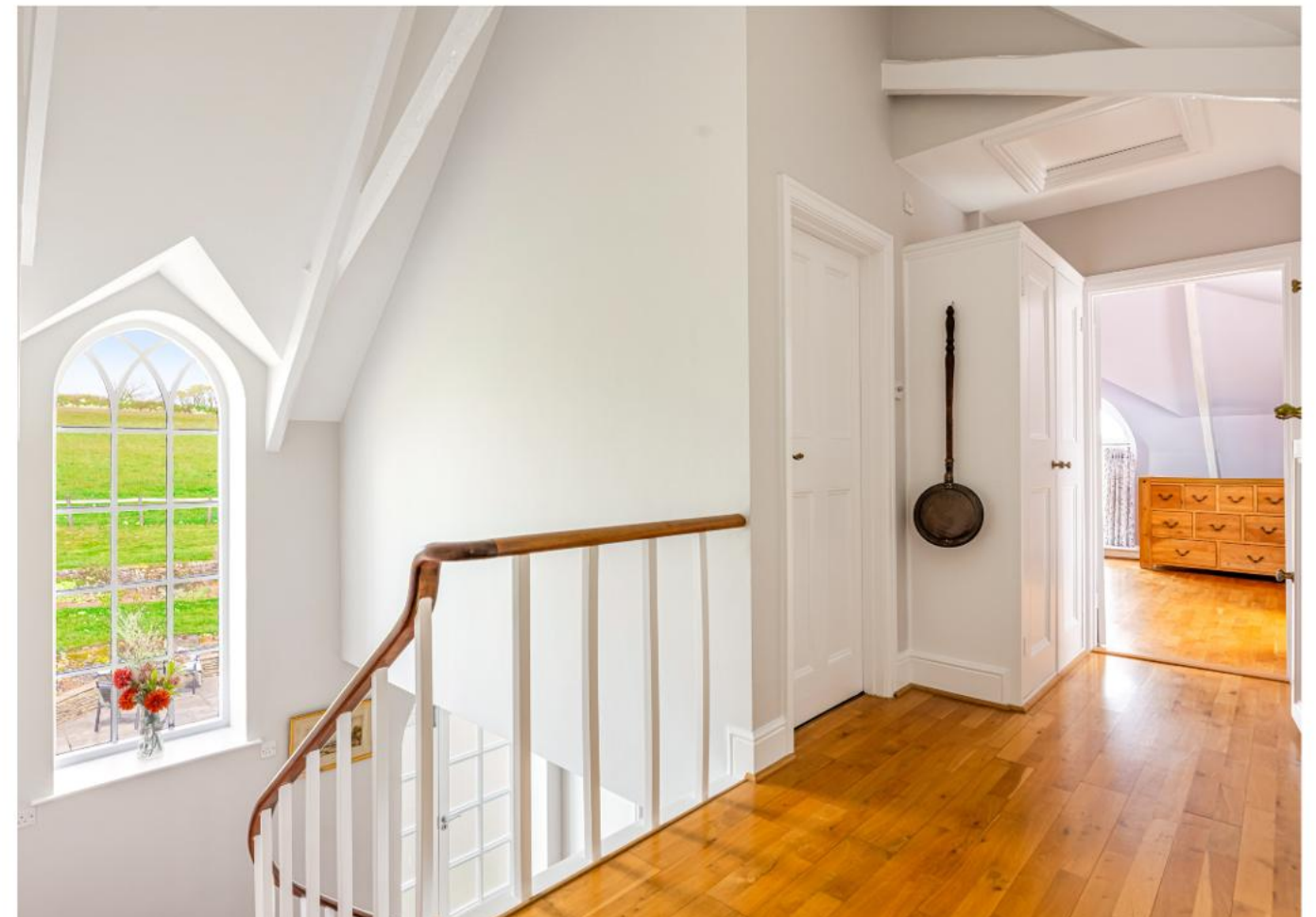
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

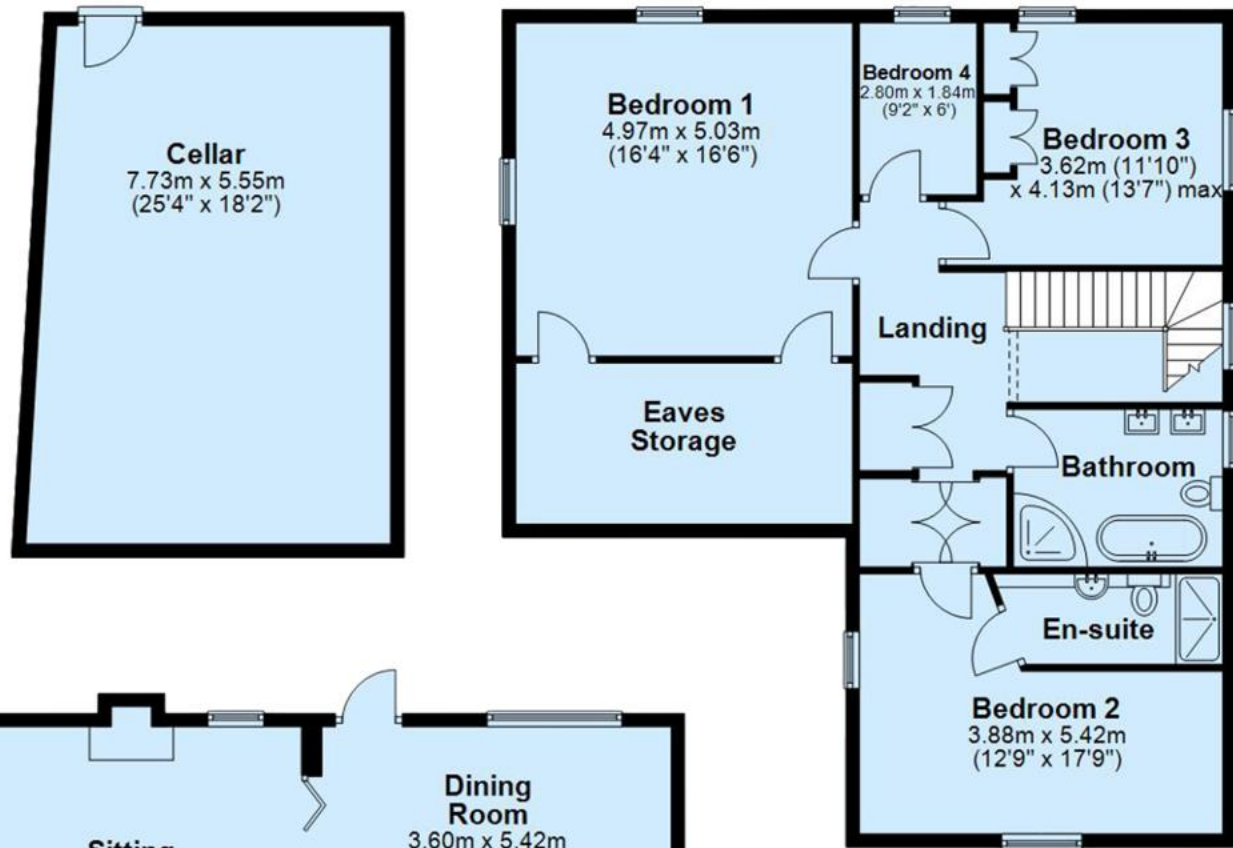
Directions

From the Marchand Petit Modbury Office, turn left onto New Road and continue out of Modbury, joining the A379 until Aveton Gifford. Turn left off the A379 signposted for the village, continue straight at the bus stop and follow the lane past the Church for 1.5 miles, you will see the entrance to the driveway, signposted as 'Chantry'. Continue down the drive, turning left and following it to the very end.

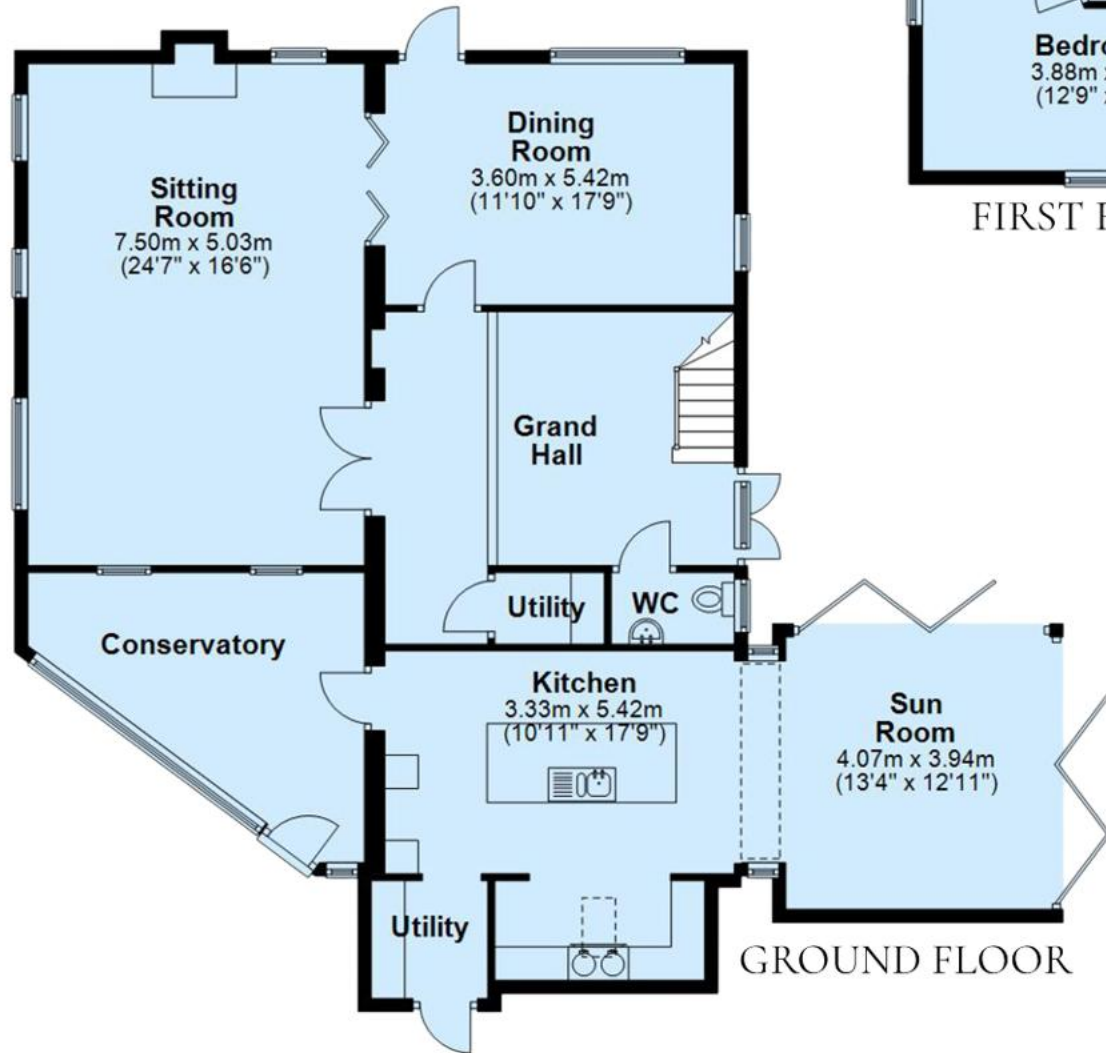
Viewing

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



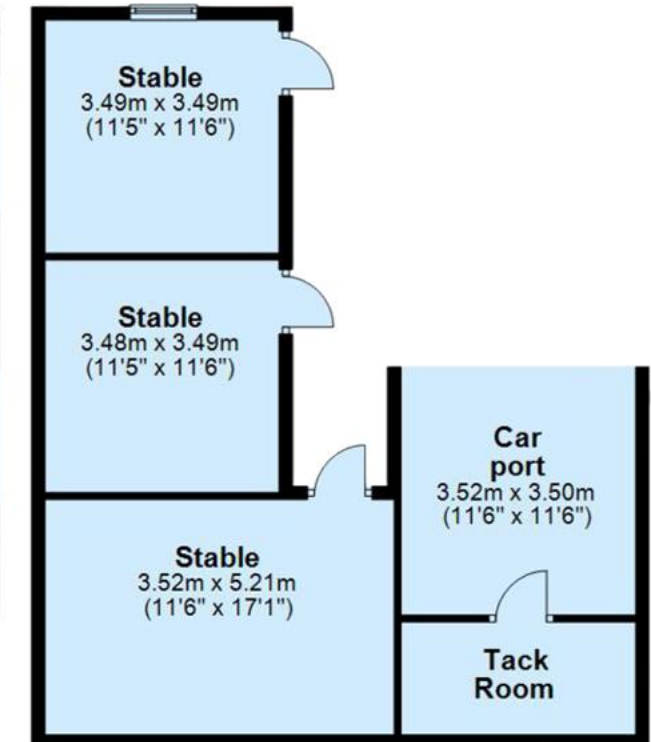
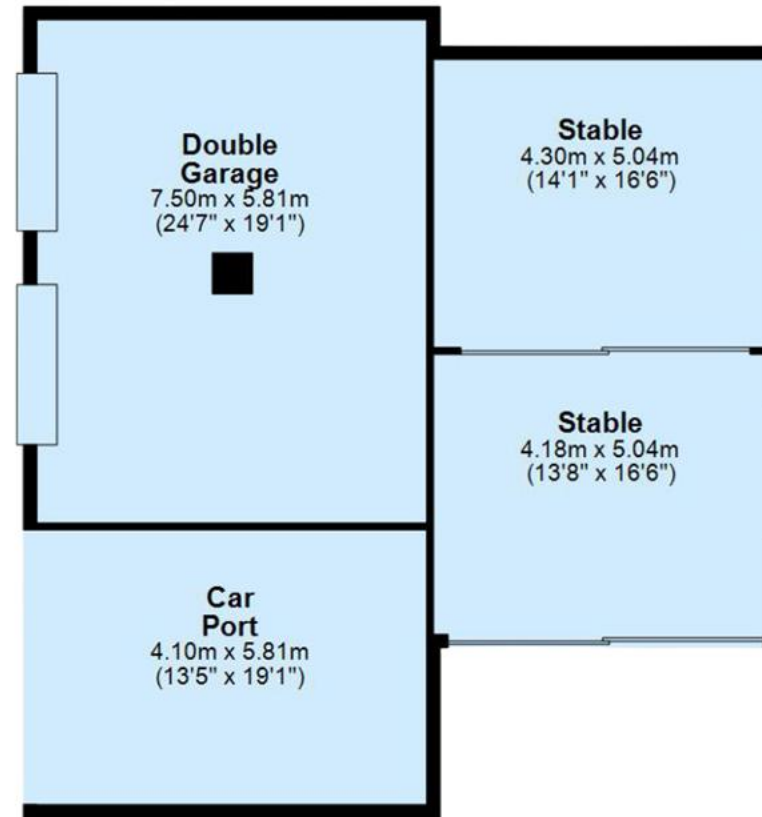
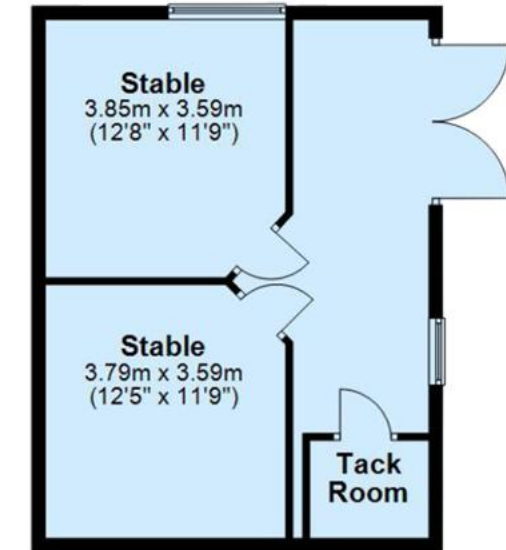
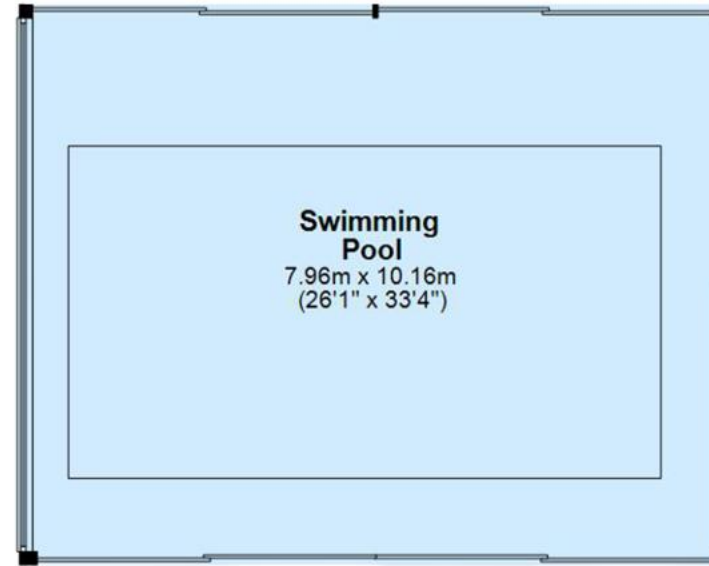


FIRST FLOOR



GROUND FLOOR

MAIN AREA - APPROX. 237.5 SQ. METRES (2556.0 SQ. FEET)
 GARAGES - APPROX. 43.6 SQ. METRES (469.0 SQ. FEET)
 CELLAR - APPROX. 40.3 SQ. METRES (433.7 SQ. FEET)
 STABLES - APPROX. 137.0 SQ. METRES (1474.0 SQ. FEET)
 CAR PORT - APPROX. 36.1 SQ. METRES (388.6 SQ. FEET)



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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Prime Waterfront & Country House
01548 855 590 | pwch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

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