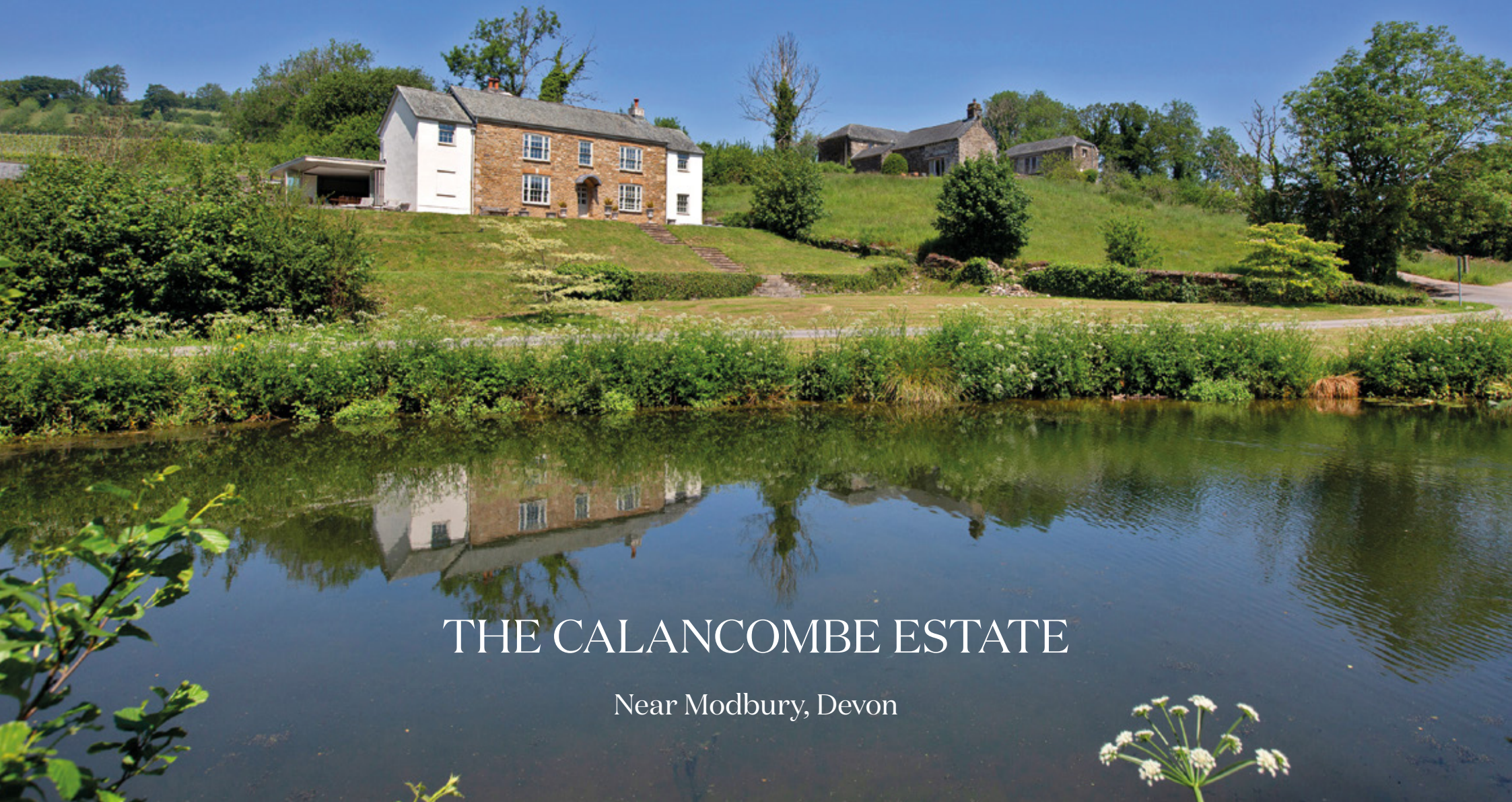




THE CALANCOMBE ESTATE

Near Modbury, Devon



AN EXCEPTIONAL SOUTH HAMS COUNTRY ESTATE WITH A BEAUTIFULLY RESTORED FARMHOUSE, ADDITIONAL SIX BEDROOM FARMHOUSE, COTTAGE, OUTBUILDINGS, VINEYARD AND WINERY. EXTENDING TO ABOUT 56.45 ACRES.

Set in a peaceful valley between Dartmoor and the South Devon coast, Calancombe combines elegant residential accommodation with gardens, ponds, pasture, orchards, vines and a modern winery and events space.

Summary of accommodation

Calancombe Farmhouse: Kitchen/breakfast room | Walk-in larder | Wine store | Drawing room | Dining room | Family room | Study | Utility/boot room
Principal bedroom with dressing room and en suite bathroom | Four further en suite bedrooms | Additional bathroom

Coombe Farmhouse: Open-plan kitchen/dining/sitting room | Cinema room | Indoor swimming pool | Laundry room
Six bedrooms | Five bath/shower rooms | Terraces | Courtyard garden

Vine Cottage: Open-plan kitchen/dining/sitting room | Bedroom | Ensuite Bathroom

Estate Office Building: Home office | Gym | Shower room | Plant room

Outbuildings: Timber garages | Potting shed | Gardener's WC | One Alitex greenhouse, one commercial greenhouse
Modern winery measuring 60m x 16m with tasting space, commercial kitchen, event area and cellar door shop
Large farm building used as machinery store measuring 30m x 10m

Gardens and Grounds: Private gardens | Kitchen gardens | Terraces | Outdoor dining areas | Pizza oven
Ponds | Trout stream | Grazing land | Vineyard | Orchards

In all about 56.45 acres

SITUATION

The Calancombe Estate occupies a peaceful and private position in the rolling South Hams countryside, about 2 miles from Modbury. The setting is wonderfully secluded, yet highly accessible to the South Devon coast, Dartmoor National Park and some of the region’s most desirable towns and villages.

Modbury provides day-to-day amenities, with independent shops, pubs and local services. The wider area is known for its beautiful countryside, beaches, sailing waters and thriving food scene. Salcombe, Dartmouth and Kingsbridge are all within easy reach, while South Hams beaches, including Bigbury-on-Sea and Bantham, are a short drive away.

Communications are good, with Totnes station providing rail services to London Paddington and the A38 giving access to Plymouth, Exeter and the M5 motorway. Exeter Airport is within about 39 miles. The estate is therefore well placed for a buyer seeking privacy, lifestyle and income potential, while remaining connected to the coast, moor and wider transport network.

Distances: Modbury 2 miles, Kingsbridge 9 miles, Salcombe 14 miles, Dartmouth 14 miles, Totnes station 11 miles (London Paddington from 2 hours 41 minutes), Exeter Airport 39 miles (All distances and times are approximate).

THE CALANCOMBE ESTATE

The Calancombe Estate is an exceptional country house estate, including a vineyard and winery. At the heart of the property is a high-quality family home, set in magical gardens within a peaceful South Hams valley.

Calancombe Farmhouse extends to about 4,000 sq ft and has been restored with great care and taste. Stone and white rendered elevations create a handsome frontage overlooking the ponds and land below.



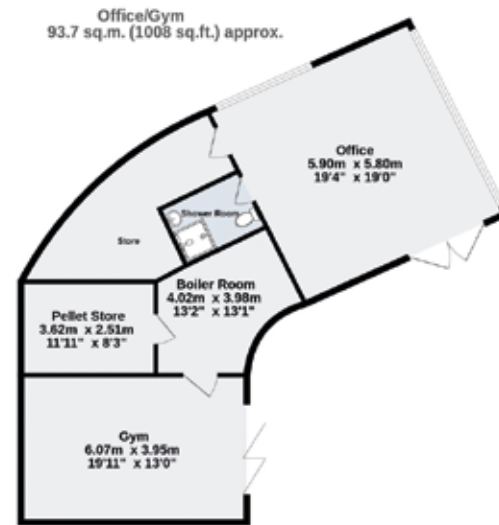
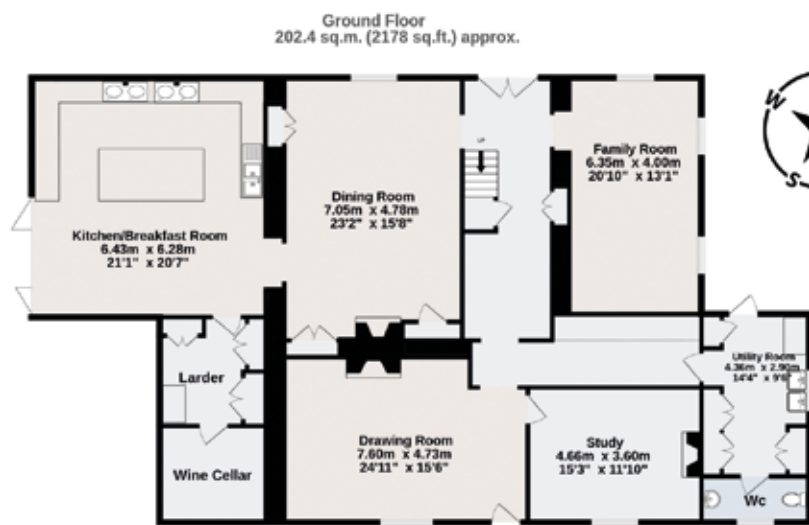


At the centre of the house is a generous kitchen/breakfast room with central island, walk-in larder and Spiral Cellars underground wine store for over 2,000 bottles. Bi-fold doors open to the terrace and gardens, drawing in views across the valley and with the sound of running water from the river gently meandering through the valley.

There are four reception rooms, including a south-facing drawing room, formal dining room with stone mullion window, family room and study. Upstairs are five double bedrooms, all en suite, including the principal bedroom with dressing room and bathroom. There is also an additional bathroom and one of the bathrooms also incorporates a sauna.

The gardens around Calancombe Farmhouse include lawns, terraces, an outdoor dining area with barbecue and pizza oven, a kitchen garden, one Alitex greenhouse, one commercial greenhouse, potting shed, ponds and stream, all contributing to the secluded valley setting.





Approximate Gross Internal Area
466.8 sq.m. (5025 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.





COOMBE FARMHOUSE

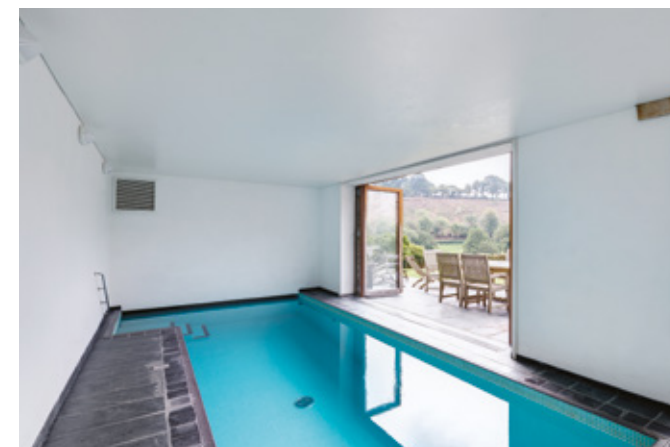
Coombe Farmhouse provides substantial and beautifully presented accommodation, adding greatly to the flexibility and appeal of the estate. Arranged around a courtyard setting, it has been finished to a high standard and is an ideal family home, suited to guests, extended family, staff accommodation or continued use for holiday lettings.

The main living space is arranged at upper ground level, taking advantage of the slope of the site and accessible directly from outside through French Doors. The vaulted ceilings with exposed oak A-frames create a wonderful sense of volume. A well-appointed kitchen is fitted with an extensive range of cabinetry and appliances, with granite work surfaces, a central island and breakfast bar. This opens naturally to a generous dining area and sitting room, creating a sociable and practical space for entertaining or relaxed family use. French doors lead out to a decked terrace, ideal for outdoor dining and views over the surrounding gardens and vineyard.

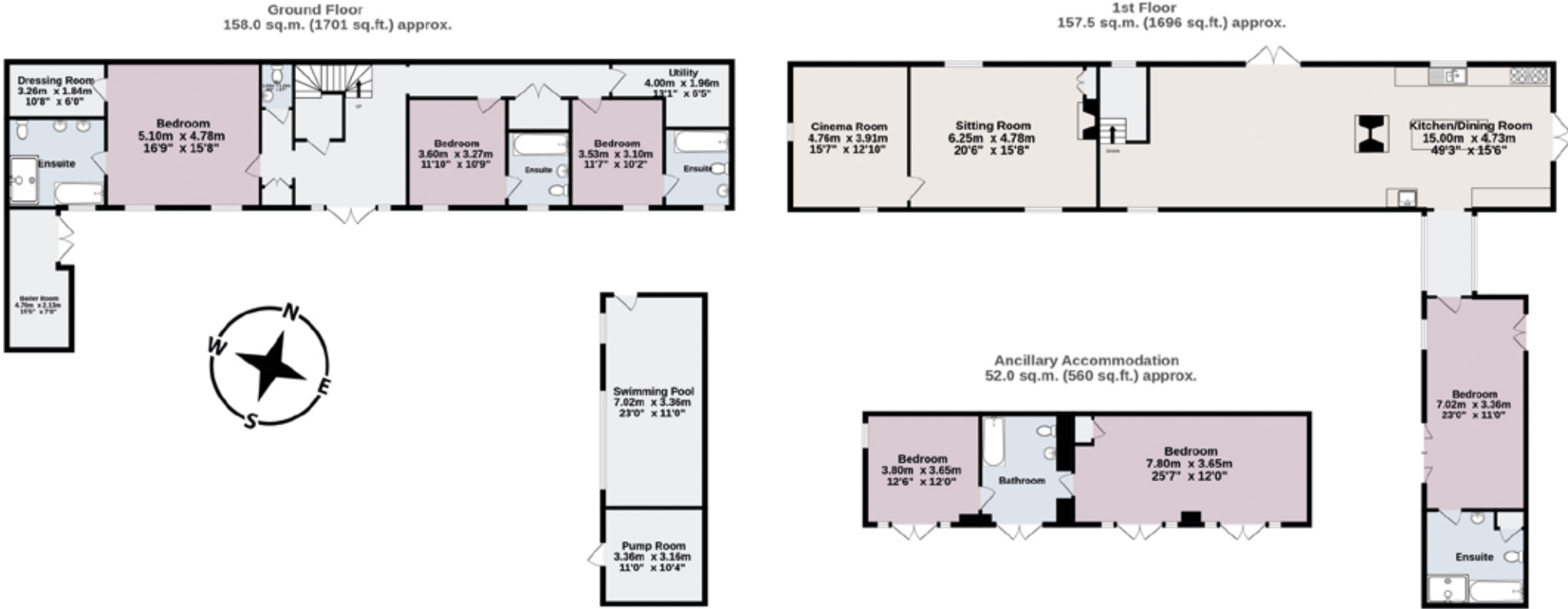
The bedroom accommodation is flexible, with six bedrooms arranged across the main barn, attached barn and cart shed. Five bath/shower rooms serve the accommodation, with most bedrooms having en suite facilities and two bedrooms in the Cart Shed sharing a bathroom with separate access from each room. A cinema room adds further appeal, while the indoor swimming pool, with doors opening onto the courtyard garden, gives Coombe Farmhouse a strong leisure element.

VINE COTTAGE

Further accommodation is provided by the beautifully restored Vine Cottage. Situated next to Calancombe Farmhouse, the cottage has an open plan kitchen/dining and living area, with a large double bedroom and en suite bathroom on the first floor. The cottage is ideal for guest or staff accommodation separate from the main residence or as continued use for holiday lettings.



Coombe Farmhouse



Vine Cottage



Approximate Gross Internal Area
Coombe Farmhouse: 367.5 sq.m. (3956 sq.ft.)
Vine Cottage: 68.5 sq.m. (738 sq.ft.)

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Outbuildings



Approximate Gross Internal Area
235.4 sq.m. (2534 sq.ft.)

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VINEYARD & WINERY

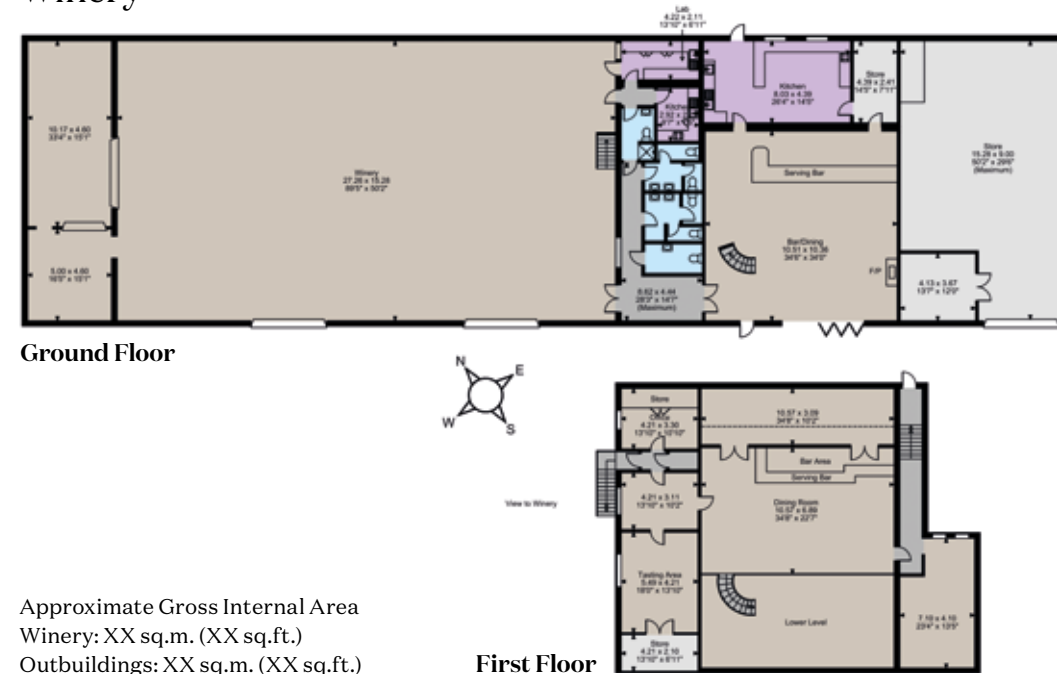
Beyond the houses, the vineyard and orchards add beauty, character and potential income. The vines extend to about 23 acres and include varieties selected for both still and sparkling wines, while traditional South West cider apple trees have also been planted. The winery is a modern and extensive purpose built production facility measuring 60m x 16m, incorporating the principal wine making, distilling, storage and hospitality infrastructure for the estate. Together with the tasting room, commercial kitchen, events space and cellar door shop, it represents a substantial and valuable facility, set discreetly away from the principal residential accommodation. The winery could support a hands on venture, third party management, leasing arrangement or alternative uses, subject to consent.

Calancombe Vineyard is an award winning vineyard, winery and distillery where all stages of production from hand harvesting to bottling, leas aging and discorging, are undertaken on site in a purpose built facility.

The vineyards, planted on south-facing slopes with varieties such as Pinot Noir, Chardonnay, Bacchus and Ortega, produces a range of English still and traditional method sparkling wines, alongside rosé and occasional reds, all grown exclusively on the estate. In addition to wine, Calancombe has a diversified drinks offering that includes cider, cassis, apple brandy and Dartmouth English Gin (including navy strength styles), reflecting a craft distilling capability integrated within the winery. There is a distillery located in the winery building. Beyond the vineyards, further south facing land has been planted with traditional cider orchards, which are used for traditional and champagne style ciders, as well as blackcurrants for the estate's renowned Cassis production.

The estate has established a strong reputation for quality, with wines and spirits earning multiple accolades including Taste of the West and WineGB awards, Decanter scores, Great Taste recognition for the Cassis, and major spirits honours such as European “Craft Gin of the Year,” underlining its status as one of the region’s leading premium drinks producers.

Winery



Approximate Gross Internal Area
Winery: XX sq.m. (XX sq.ft.)
Outbuildings: XX sq.m. (XX sq.ft.)



Complementing production, Calancombe has developed a significant visitor and hospitality offer centred on its cellar door restaurant, tasting room and wider tourism facilities. Guests can participate in guided vineyard and winery tours, wine flights and tastings, and even distillery or gin making experiences, with the estate recognised as a leading visitor attraction in South Devon. The cellar door integrates a restaurant serving seasonal dishes and tapas style formats alongside cheese boards, designed to pair with the estate's wines, ciders and spirits. A retail shop and tasting space allow visitors to explore the full range, including limited releases, while additional amenities such as events, private dining, accommodation and self guided trails create a comprehensive wine tourism business.

The excellent winery and cellar door facilities, established vineyards, and tourism and hospitality enterprises, offer a purchaser a fantastic and diverse business opportunity. A comprehensive information memorandum on winery equipment, machinery, stock and fixtures and fittings relating to the trading business, which are all available by separate negotiation, is available from the selling agent.

FIXTURES AND FITTINGS, MACHINERY, EQUIPMENT & STOCK

The vineyard & winery/visitor centre machinery and equipment and all stocks and all items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

PROPERTY INFORMATION

Tenure: Freehold

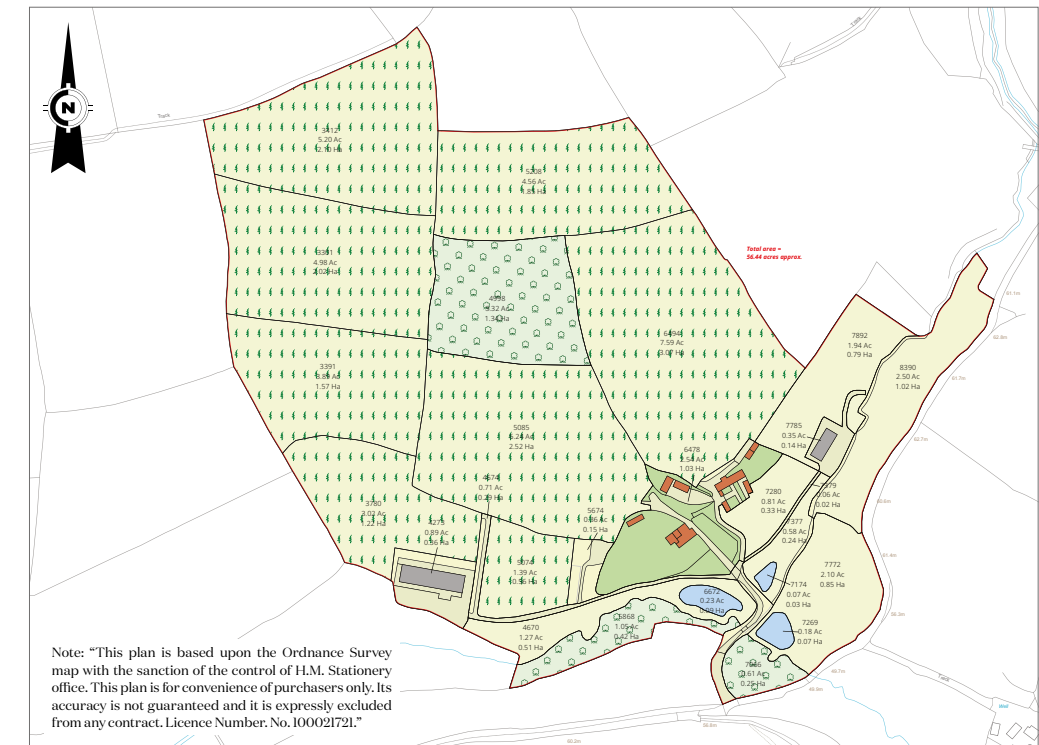
Services: Farmhouse: Mains electricity. Private water. Klargestør. Biomass boiler. Satellite broadband via connection in the winery. Winery: Mains electricity plus solar PV and 3 phase generator. Private water. Klargestør. Satellite broadband.

Local Authority: South Hams District Council

Council Tax: Farmhouse: Band C | Coombe Farmhouse: Band G

EPC Rating: Farmhouse: D | Coombe Farmhouse: D

Directions: Postcode PL21 0TU. What3Words:///rural.cross.apartment



We would be delighted
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