

# THE WAGON HOUSE EAST PORTLEMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# THE WAGON HOUSE, HOLSET COURT

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Holset Court is a charming group of barns nestled in the picturesque South Hams countryside, dating back to the late 1800s. These historic buildings have been thoughtfully converted into stunning modern homes, carefully preserving the character and charm of their period origins.

Amongst them is The Wagon House, a stunning three-bedroom stone-built barn conversion, set within approximately 2 acres of private grounds and landscaped gardens. This charming home offers breathtaking countryside views, private parking, and a peaceful setting just moments from the beautiful sandy beaches of East Portlemouth. Combining character features and distinctive architectural details with modern comfort, it provides an ideal coastal retreat or permanent residence in a truly idyllic location.

The property is entered through a large and convenient porch, which flows into a welcoming entrance hall providing ample storage. From here, it leads to the rest of the home, offering accommodation all on one level.

The lounge/dining room is an inviting and impressive space, with vaulted ceilings creating a wonderful sense of openness and triple-aspect windows drenching the room in natural light and warmth. With a wood-burning stove and French doors leading out onto the patio and gardens, perfect for entertaining, this room enjoys unrivalled panoramic countryside views.

The kitchen is well equipped and carries the same sense of light and space. With access to the patio and garden, there is a continued sense of indoor/outdoor living, enhanced by the glorious setting. A practical utility room leads off from the kitchen, providing additional useful storage.

The property offers three bedrooms, two of which feature the same characterful vaulted ceilings. The principal bedroom is very spacious and benefits from an en-suite bathroom, as well as wall-length built-in wardrobes. A small study area has been created providing an ideal home office space. A family bathroom also serves the property.

Outside, the property is set within approximately 2 acres of beautiful grounds and gardens, a true paradise including mature trees and shrubs, a pond, vegetable garden, greenhouses, and an orchard. It is the perfect space for keen gardeners and lovers of the outdoors. Additionally, the property jointly owns a further approximately 1.7 acres, which includes a large grassed parking area, well-landscaped meadows, and three ponds. All of this enjoys far-reaching views over the surrounding countryside and offers endless potential.

Furthermore, the property benefits from ample private parking, including designated spaces, garage, and a generously sized grassed area suitable for overflow parking.

Adjacent to the property is a pretty stone building currently used as a hobbies and laundry room, providing an ideal space for a studio or additional guest accommodation. Additionally, there are two substantial outbuildings, perfect for use as workshops or boat storage. Subject to the necessary planning permissions, they offer potential for conversion into additional garaging or annexe accommodation. Both buildings enjoy hardstanding to the front and boast exceptional views.

Overall, The Wagon House offers an idyllic rural retreat with plenty of space both inside and out, presenting endless potential in a truly fabulous setting.

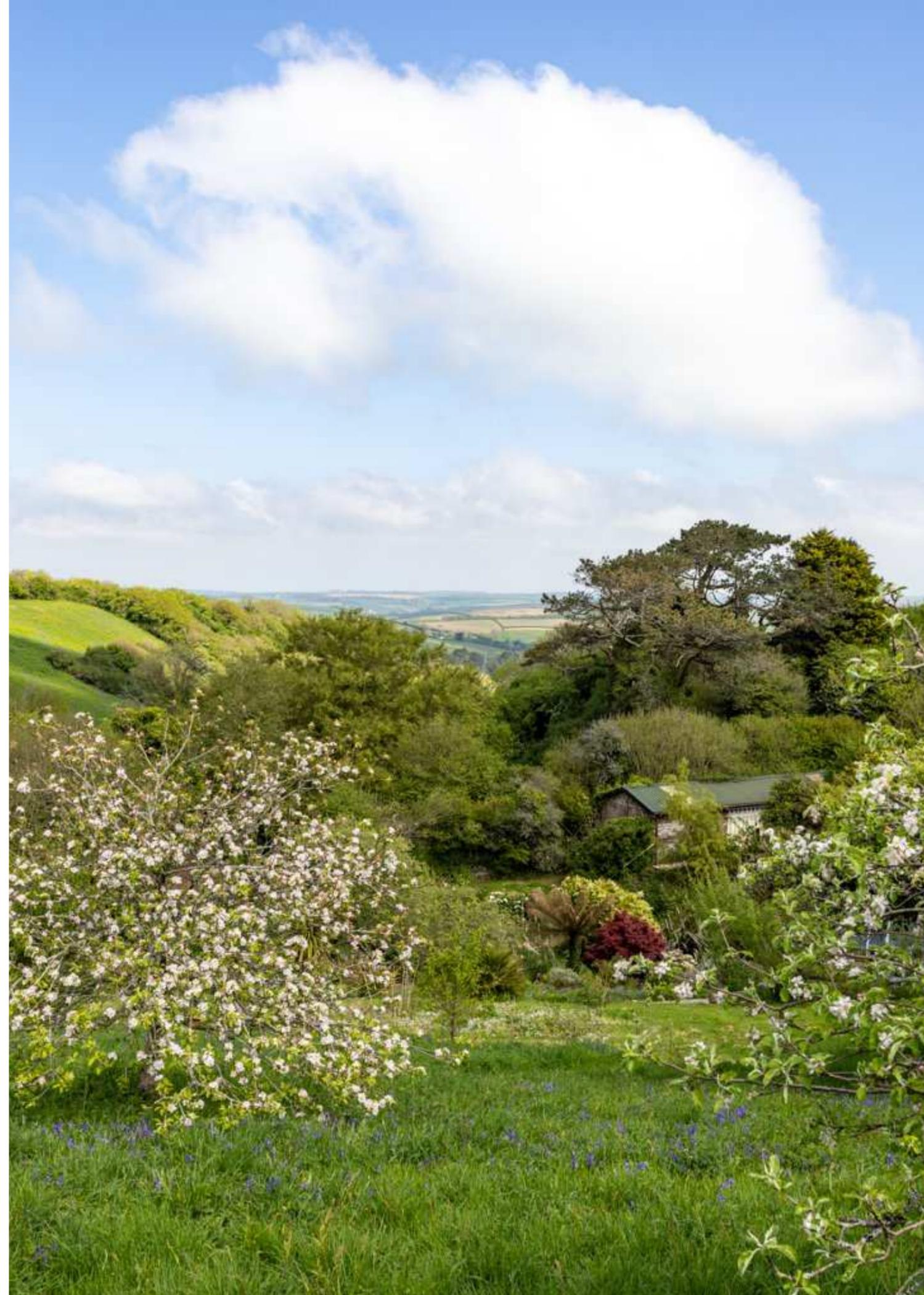


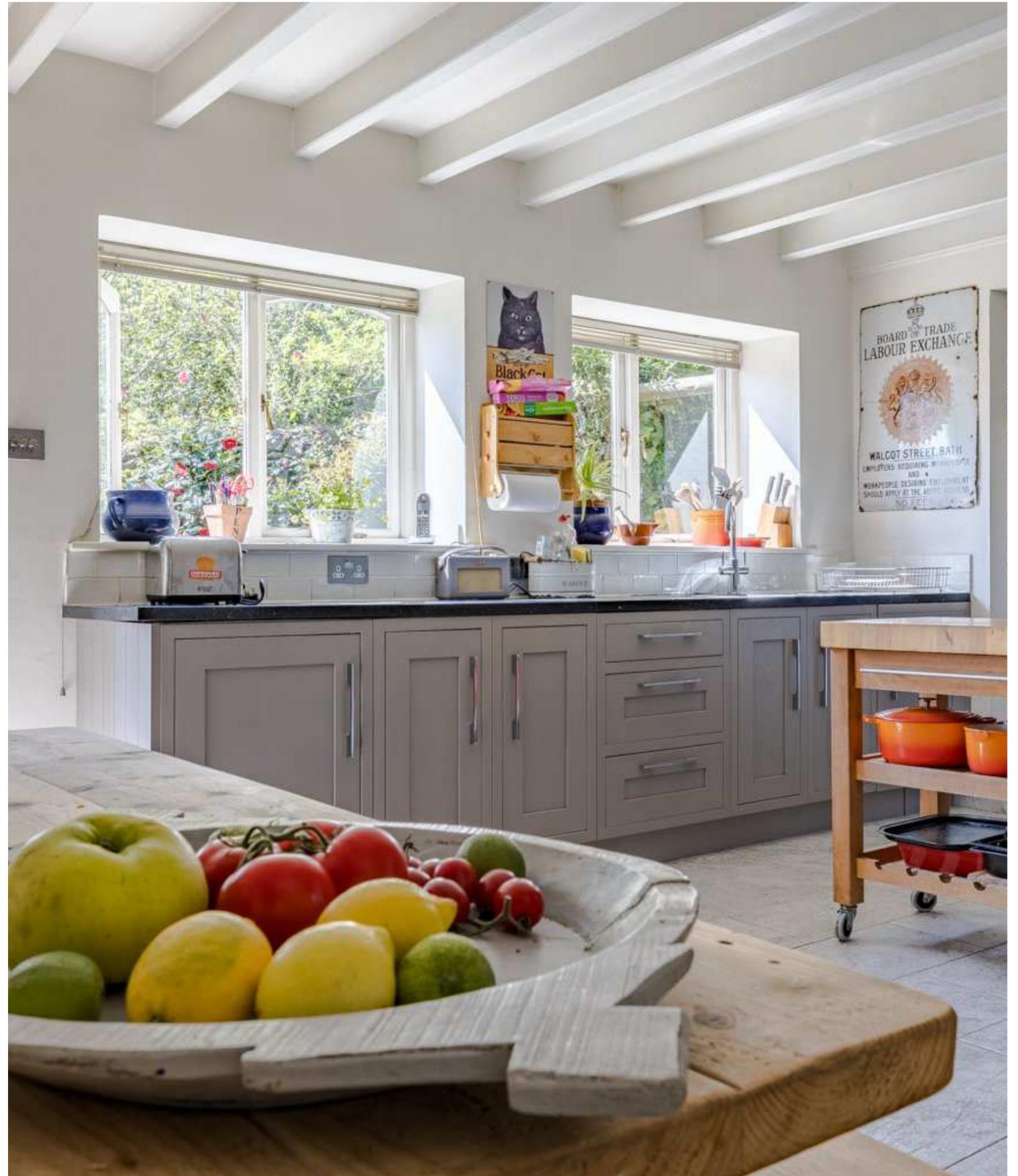


## KEY FEATURES

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- Characterful 3 bedroom barn conversion set in approx. 2 acres of beautiful grounds and gardens
- A further approx. 1.7 acres of jointly owned land with 3 ponds and well landscaped meadows
- Picturesque setting and far-reaching countryside views
- Light and spacious accommodation throughout
- Detached studio annexe
- Further substantial outbuildings/barn
- Garage
- Abundant parking space
- Close to beautiful sandy beaches and access to the estuary





# PROPERTY DETAILS

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## Property Address

The Wagon House, Holset Court, East Portlemouth, Salcombe, Devon, TQ8 8PL

## Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles, A38 Devon Expressway 17 miles, Totnes 17 miles (distances are approximate)

## Services

Mains electricity and water. Private drainage. LPG central heating.

## EPC Rating

Current: 17, Potential: 59

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## 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 Kingsbridge, take the A379 towards Dartmouth. After around 3 miles, turn right in Frogmore, signposted East Prawle/East Portlemouth. Follow the road for nearly a mile, then turn left (also signposted East Prawle) and continue through Ford and up the hill. At the T-junction, turn right towards East Prawle/East Portlemouth, then shortly after turn right again towards East Portlemouth. After about a mile, take the right turn signposted Holset. From the hairpin bend, turn into the private road, where The Wagon House can be found on the left.

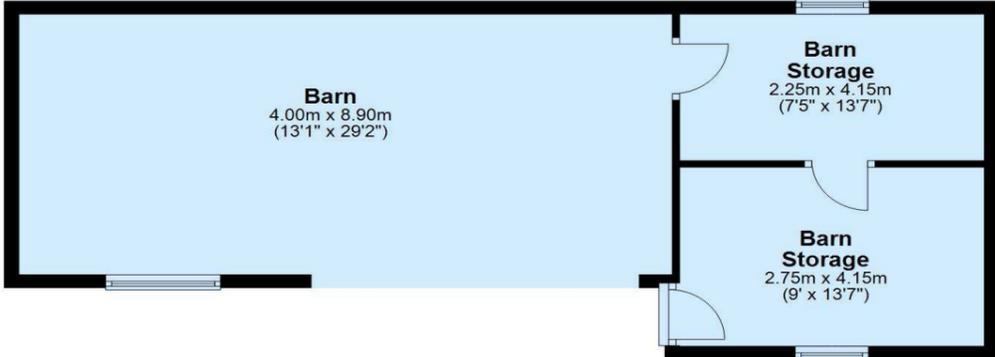
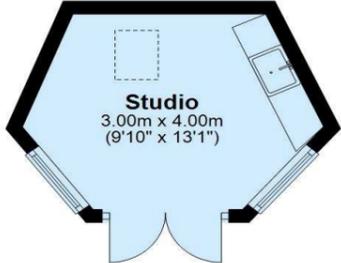
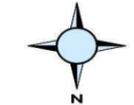
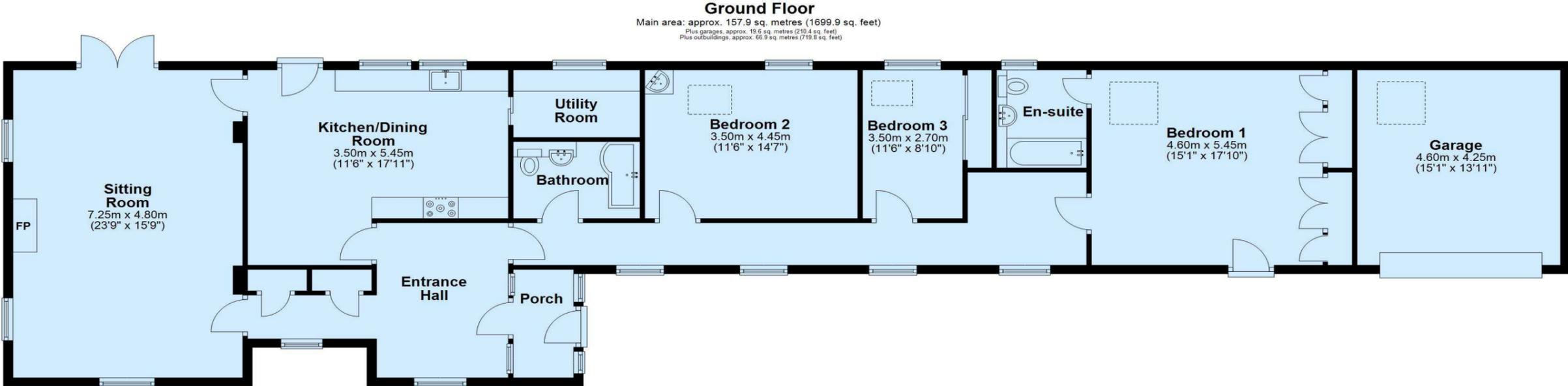
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.  
Tel: 01548 844473.



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.

# FLOOR PLAN



Main area: Approx. 157.9 sq. metres (1699.9 sq. feet)  
Plus garages, approx. 19.6 sq. metres (210.4 sq. feet)  
 Plus outbuildings, approx. 66.9 sq. metres (719.8 sq. feet)



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