

SEADRIFT, 5 KEATON BARNS HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Seadrift | 5 Keaton Barns | Holbeton | Devon | PL8 2FQ

A semi-detached three-bedroom stone barn conversion, rich in character, in an exceptional South Hams setting with sea views, generous garden, garage and parking, close to Mothecombe Beach and the South West Coast Path.

Mileages

Plymouth Train Station 10.6 Miles, A38 6.6 Miles,
Mothecombe Beach 1.6 Miles, Local Pubs /
Restaurants 2.3 miles
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Porch, Utility Room
Kitchen / Dining Room, Sitting Room,
Bedroom

First Floor

Two Bedrooms, Shower Room, WC

Outside

Driveway, Garage, Garden

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Set within a small and particularly attractive collection of converted barns, alongside the original farmhouse, 5 Keaton Barns occupies an exceptional South Hams setting, surrounded by open farmland with the coastline just beyond. Extending to approaching 1,300 sq ft (120 sq m), it offers a compelling balance of character, comfort and lifestyle, with far-reaching views that capture what makes this part of South Devon so special: rolling countryside, the sea to the south and Dartmoor rising in the distance to the north. Mothecombe Beach is close at hand, the South West Coast Path is easily reached, and yet the house retains a calm, tucked-away feel within its rural setting.

The house has an easy, welcoming atmosphere from the outset. The recently added entrance porch sits beautifully against the original stone barn, introducing a more contemporary note through its oak framing and generous glazing while allowing the original fabric of the building to remain central to its character. It is a light and practical addition that works especially well for day-to-day life, with plenty of room for coats and boots, and it creates an immediate sense of arrival. Just beyond, the utility room has been thoughtfully finished with shaker-style cabinetry, timber effect worktops and a sink, making it an attractive as well as highly useful extension of the entrance before the house opens into the kitchen and dining room. This is a warm and sociable space, where exposed roof trusses, painted cabinetry and timber flooring sit comfortably alongside the barn's original character. The kitchen is well arranged and well equipped, while the dining area feels particularly appealing beneath the vaulted ceiling, with exposed stonework and a long window seat running alongside the glazing to draw in natural light and views across the surrounding countryside. It is a room that feels relaxed and well suited to everyday living and long, unhurried meals with family and friends.

The sitting room is a wonderfully generous space, with a vaulted ceiling and exposed timber trusses giving it both volume and character. Filled with natural light, it feels bright, comfortable and deeply connected to the landscape beyond, with a wood-burning stove providing a natural focal point and large picture window drawing the sea view in. There is a lovely sense of openness here, with ample room for seating and entertaining. Also on this level is a generous double bedroom, offering useful flexibility as bedroom accommodation, a home office or additional reception space if required.

On the lower floor are two further well-proportioned double bedrooms, both with exposed beams, a well-finished family shower room fitted with a contemporary suite, vanity storage and a generous walk-in shower. A separate WC and useful utility cupboard add further practicality.

Outside, the garden is notably larger than one might expect and forms an important part of the house's appeal. A paved terrace runs along the rear elevation, creating a natural extension of the living space before opening onto a broad sweep of lawn. Level, enclosed and well sized, it offers plenty of room for outdoor dining, play and entertaining, while the hot tub and seating area introduce another layer of enjoyment to the setting. To the front, a generous gravelled parking area provides ample space for several vehicles. Please note that the neighbouring property retains a right of access across part of the gravelled area in order to reach its own driveway and parking. The property is also complemented by its own garage, particularly valuable in this coastal setting, it offers excellent storage for bicycles, boards, sailing equipment and outdoor gear.

The wider landscape is a significant part of the appeal here. From the barn, the surrounding patchwork of fields runs gently towards the coast, while inland the views open out across the South Hams towards Dartmoor. It is this meeting of land, sea and sky that makes the position so special; a home immersed in countryside, yet always with the coastline as part of its outlook and daily rhythm.



The location is exceptional. A short drive away, Holbeton is one of the South Hams' most picturesque villages, with thatched cottages, a well-regarded pub, a village shop with post office, and a strong sense of community that remains a defining part of life here. The village is lively and well supported, with a community orchard hosting events including Apple Day and the annual wassail, along with a play park, village hall, garden show, film society and a thriving amateur dramatics group. In the other direction lie the estuary villages of Newton Ferrers and Noss Mayo, widely loved for their waterside setting, sailing community and excellent day-to-day amenities. Newton Ferrers provides everything from a Co-op, pharmacy and post office to a deli, coffee shop and well-known pubs, while the yacht club, sailing club and children's cadets all contribute to the village's longstanding connection to the water. Both Holbeton and Newton Ferrers have popular village primary schools, and regular bus services collect from nearby Battsborough Cross for Ivybridge Community College and Plymouth's College an independent school. From the house, it is a short walk to join the South West Coast Path, while Mothecombe Beach is close at hand for days on the sand, coastal walks and dog walking throughout the year. The much-regarded Schoolhouse restaurant is also nearby, and Mothecombe House opens its gardens regularly and hosts events across the year. It is no surprise that this beautiful stretch of the South Hams has attracted filmmakers over the years, with the wider Mothecombe and Flete estate featuring in productions including Sense and Sensibility and Rebecca. Altogether, it is a setting that combines the best of South Hams village life with easy access to the coast, the estuary and the wider landscape beyond.

This is a home that works equally well as a main residence, a second home or an investment in one of South Devon's most sought-after coastal pockets. In recent years it has proved popular as a holiday let, which is no surprise given its proximity to Mothecombe Beach, the coast path and some of the area's most loved villages. What sets it apart, though, is the quality of its position: a handsome converted barn within a small and attractive cluster, deeply connected to the surrounding landscape, with the sea in one direction and Dartmoor in the other. It is a setting that captures the breadth and beauty of the South Hams exceptionally well.





Property Details

Services: Mains water and electricity. Private drainage. LPG gas central heating.

EPC Rating: Current: E - 49, Potential: C - 79, Rating: E

Council Tax: Band E

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 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 Battsborough/Holbeton 2.5 miles. When reaching Battsborough Cross continue straight on over the crossroads. The lane to 5 Keaton Barns is the first on the left after Battsborough Cross, the property can be found immediately in front of you at the end of the lane.

From Modbury: take the A379 westwards, passing the A3121 junctions (Ermington/Ugborough/A38) and rise up to the top of the hill to turn left signposted Battsborough Cross/Holbeton 2.5. When reaching Battsborough Cross continue straight on over the crossroads. The lane to 5 Keaton Barns is the first on the left after Battsborough Cross, the property can be found immediately in front of you at the end of the lane.

Viewing

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

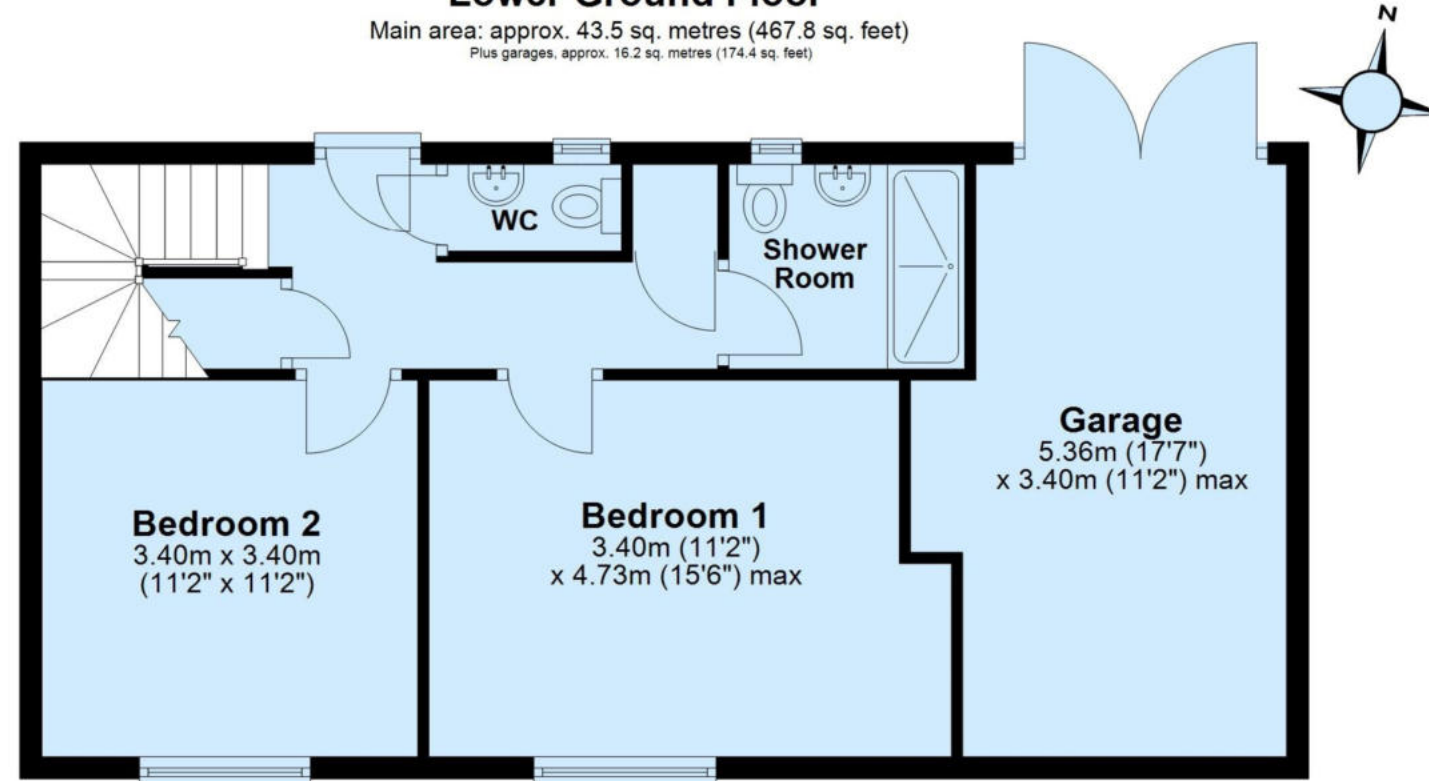
Key Features

- Exceptional South Hams setting close to Mothecombe Beach and the South West Coast Path
- Sea Views
- Semi-detached stone barn conversion with character and exposed timbers.
- Three well-proportioned bedrooms with flexible accommodation
- Vaulted sitting room with wood-burning stove and wonderful natural light
- Kitchen/dining room with exposed stonework
- Generous enclosed garden with terrace, lawn and hot tub area
- Garage plus ample gravelled parking



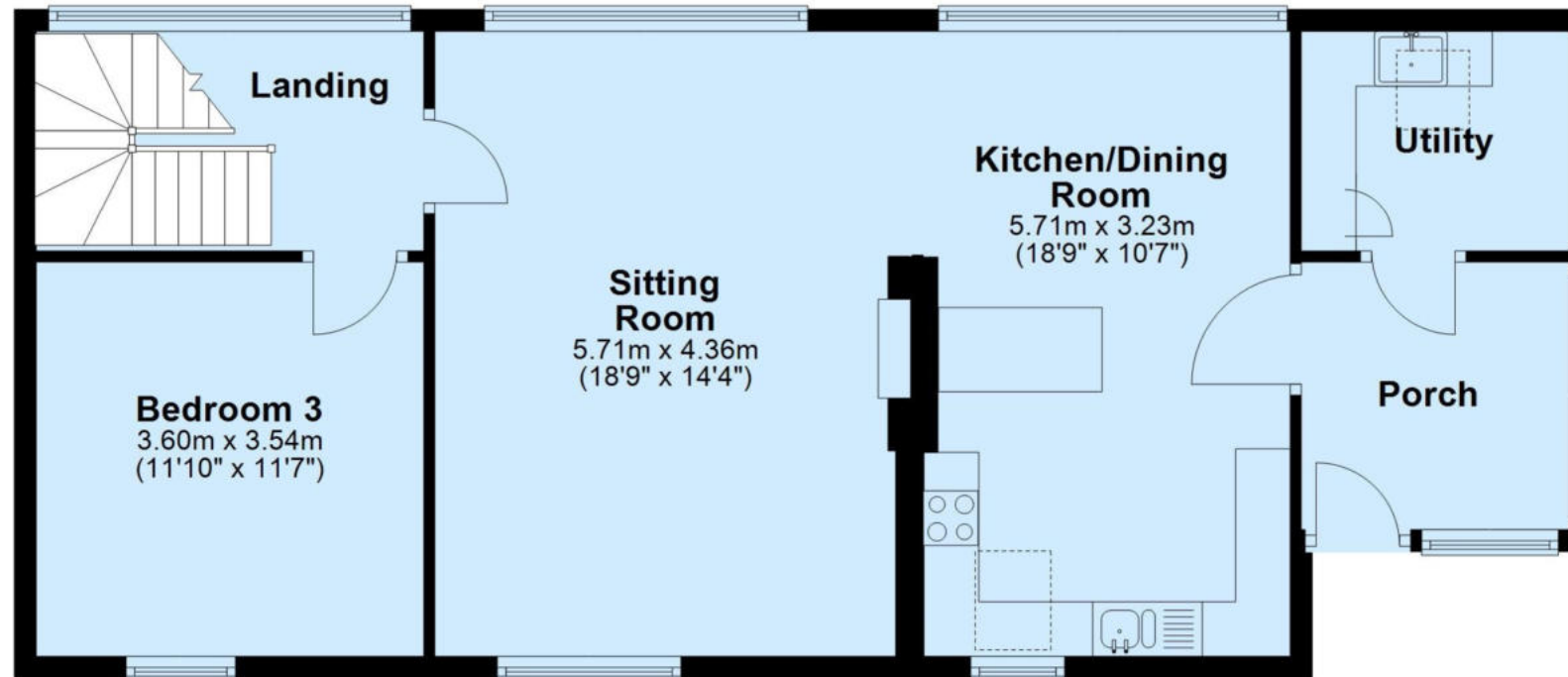
Lower Ground Floor

Main area: approx. 43.5 sq. metres (467.8 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.4 sq. feet)



Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



Main area: Approx. 120.4 sq. metres (1295.8 sq. feet)

Plus garages, approx. 16.2 sq. metres (174.4 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.



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590