

EAST BORESTON HALWELL





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

East Boreston
Halwell | Devon | TQ9 7LD

Mileages

Totnes - 6 miles | Kingsbridge - 7 miles

Exeter - 34 miles

(All mileages are approximate)

Accommodation

Main House

Ground floor: Kitchen/sitting/dining room, sitting room, sun room, utility, two bedrooms, shower room, WC, boot room.

First floor: Three bedrooms, two bathrooms, games room.

The Barn

Ground floor: Five bedrooms, two en-suites, bathroom.

First floor: Kitchen/sitting/dining room, snug, utility.

Cottage

Ground floor: Sitting/dining room, kitchen.

First floor: Bedroom, bathroom, landing.

The Grounds

Landscaped terraces and gardens, courtyard, hot tub, indoor pool, 10x6m outbuilding, grounds totalling 3.9 acres.

Prime Waterfront & Country House

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AT A GLANCE

East Boreston and The Barn comprise a substantial and highly versatile South Devon retreat, combining a refined principal residence with established hospitality accommodation, leisure facilities and strong environmental credentials.

The retreat comprises:

- Principal farmhouse, East Boreston, with private grounds
- Converted holiday barn, with established business use
- Detached one-bedroom cottage
- Detached barn with indoor heated swimming pool and changing facilities
- Courtyard setting and extensive parking with EV charging
- Extensive landscaped gardens, terraces, orchard and mature planting
- Renewable energy infrastructure, including solar, ground source heating, RHI and FiT income streams
- Grounds totalling 3.9 acres (approximately)

The property operates as a fully established and successful lifestyle business, with strong guest demand and a high proportion of direct and repeat bookings.

THE FARMHOUSE

East Boreston is a substantial and elegant farmhouse offering generous and highly flexible accommodation, designed for both family living and entertaining. The principal house enjoys its own defined private gardens and grounds, ensuring complete separation from guest areas.

Accommodation includes:

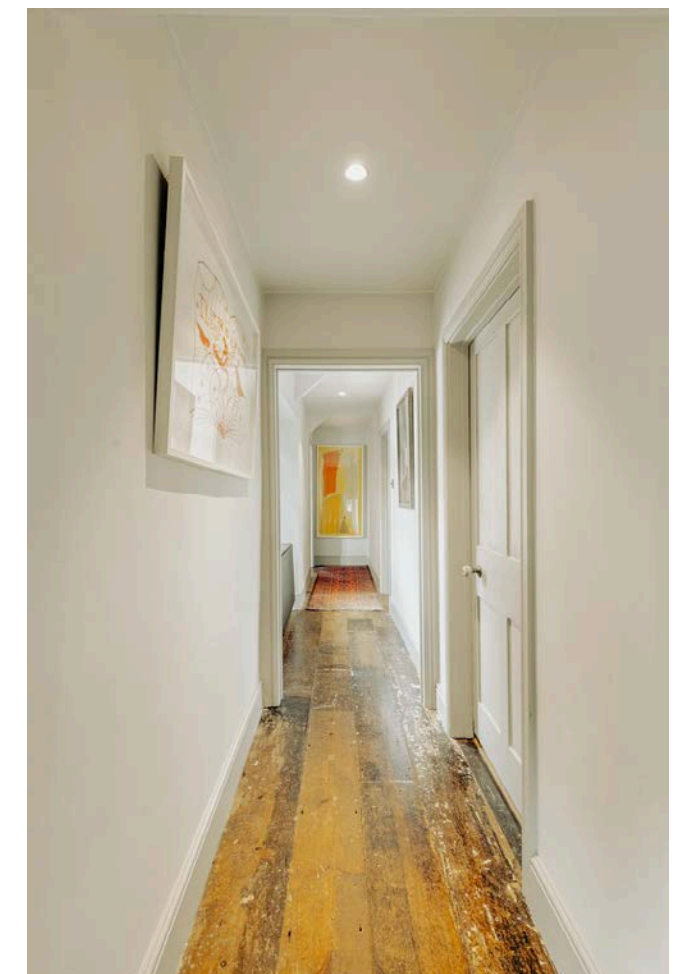
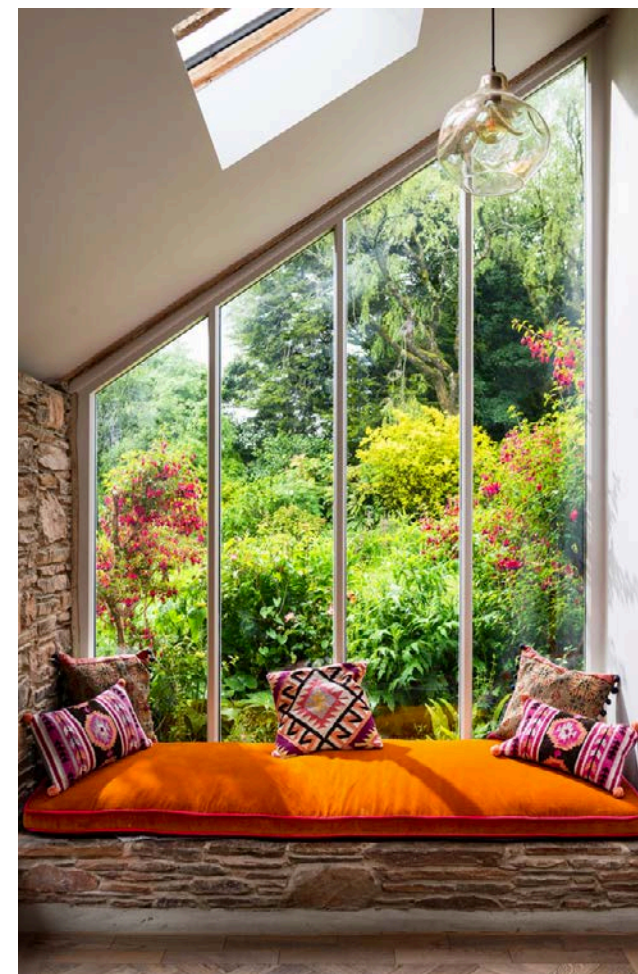
- Five bedrooms
- Large open-plan kitchen / dining / sitting room
- Separate formal sitting room
- Sun room with views over private gardens
- Utility room and ancillary spaces
- Large first-floor lounge/games room within a separate wing
- Plant room and infrastructure areas

The layout offers clear scope for an annexe or multi-generational use, with the first-floor wing providing excellent flexibility for adaptation if required.

The principal house benefits from underfloor heating in key areas, enhancing comfort throughout

LIFESTYLE

The retreat is offered as a fully operational and established lifestyle business, with a strong trading history and established market position. The combination of the principal farmhouse, holiday barn, cottage and leisure facilities allows for a range of possible uses, including private family occupation, continued commercial operation, or a hybrid lifestyle and income model.







THE GROUNDS

The retreat features an attractive courtyard setting with extensive parking and EV charging. The grounds are a defining feature, carefully designed to balance privacy, usability and visual appeal.

Features include:

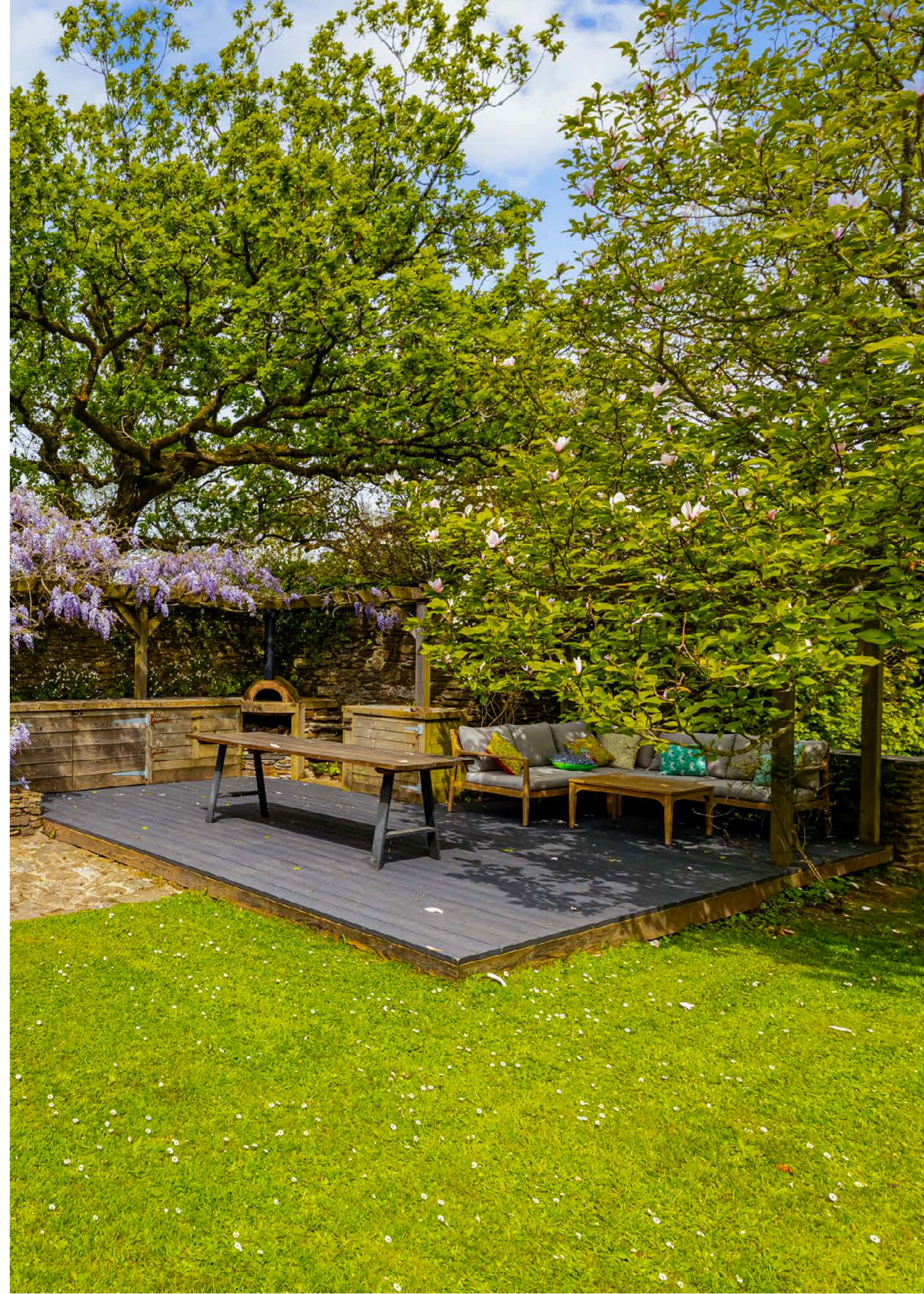
- Landscaped gardens and terraces
- Orchard and mature planting
- Private gardens to East Boreston
- Wider retreat grounds accessible without intrusion to the principal house
- Courtyard arrangement linking buildings cohesively
- Extensive parking across multiple areas

A key planning consideration has been the separation of guest and private spaces, ensuring that visitors can enjoy full use of the grounds without impacting the privacy of the main residence.

SITUATION

The property occupies a discreet rural position on a dead-end lane, and within easy reach of Totnes, providing a strong balance of privacy, accessibility and lifestyle appeal.

Totnes offers independent shops, restaurants, cultural amenities and mainline rail links to London Paddington. The South Hams coastline, Dartmoor National Park and numerous beaches are also within convenient reach.









THE BARN

The Barn is a beautifully converted barn forming a central component of the retreat's established and successful holiday-let business.

Accommodation includes:

- Five bedrooms, two en-suite and bathroom
- Large open-plan kitchen / sitting / dining room and snug
- Private entrance drive and parking with EV charging points

The Barn has an excellent track record of repeat guests and predominantly direct bookings, forming a strong and reliable income stream.

DETACHED COTTAGE

A separate and fully self-contained one-bedroom cottage provides additional flexibility within the retreat.

- Accommodation includes:
- One bedroom and bathroom
- Kitchen
- Sitting / dining area

The cottage is frequently let alongside The Barn, enabling combined larger group bookings and significantly enhancing commercial flexibility and occupancy.





Property Details

Services:	Mains water, electricity. Private sewage treatment plant. Ground source heat pump. PV solar panels.
EPC Rating:	Main House: A The Barn: C Cottage: C
Tenure:	Freehold
Council Tax:	Band F
Local Authority:	South Hams District Council

Ecology, Energy & Sustainability

A defining feature of the retreat is its strong sustainability and long-term efficiency credentials, with a carefully integrated renewable energy strategy.

- Extensive solar array (34kw) providing on-site electricity generation
- Ground source heating provides hot water and heating for The Retreat, including the pool
- Shared ground loop system with separate heat pumps for house, barn and cottage / pool
- Renewable Heat Incentive (indexed) income stream
- Feed-in Tariff income providing long-term, index-linked return
- Current net-positive income stream, after heating and electricity costs.
- Low-carbon, future-facing energy infrastructure
- Underfloor heating throughout principal buildings for efficient heat distribution

These systems combine to create a highly efficient retreat with both environmental and financial advantages, aligning with modern expectations for sustainable rural living and hospitality operations.

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 Totnes proceed on the A381 towards Kingsbridge. Once in the village of Harbertonford, turn right towards Moreleigh. Continue along this country lane for approximately 2 miles, where the entrance to East Boreston will be found on the right-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office.
Tel: 01803 847979



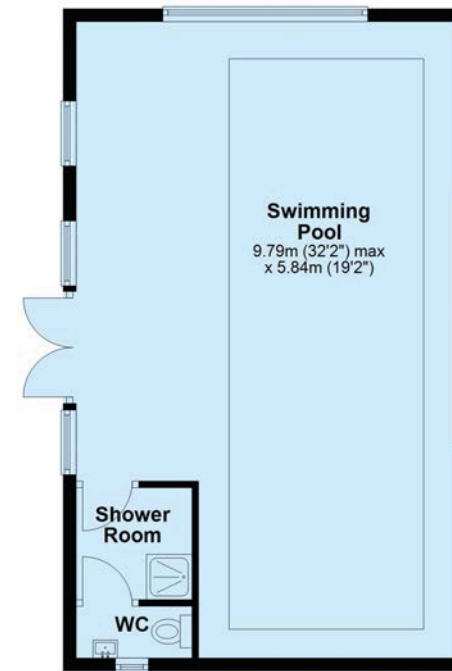
East Boreston Farmhouse

292.4 m² / 3148 ft²
approximately



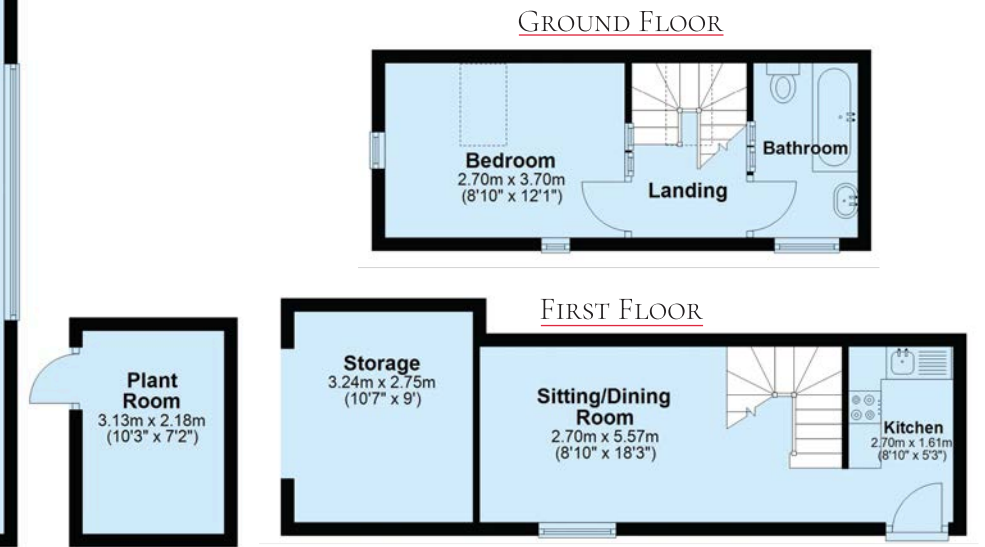
Pool House

57.2 m² / 615.2 ft²
approximately



Cottage

39.4 m² / 423.4 ft²
approximately



The Barn

198.3 m² / 2,134.4 ft²
approximately



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.



MARCHAND PETIT

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