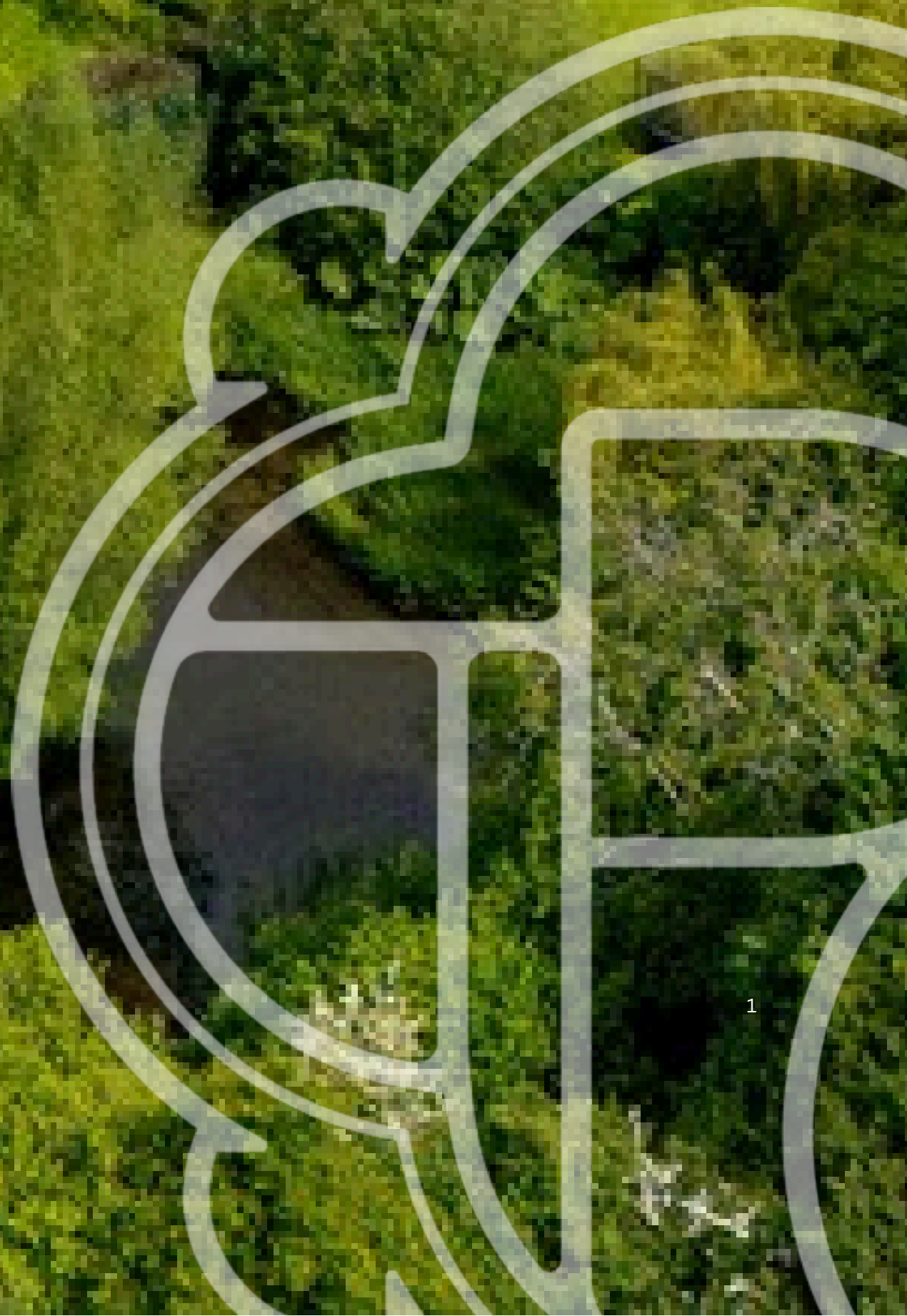


THE PRIVATE OFFICE :  
REAL ESTATE

WEST  
CHARLETON  
GRANGE





## *West Charleton* GRANGE

West Charleton Grange is set within more than nine acres of glorious South Devon countryside and enjoying a privileged position overlooking the Kingsbridge Estuary, West Charleton Grange is a remarkable private estate that seamlessly combines elegant country living, established income generation and an extraordinary lifestyle offering.

Approached via a long private driveway that gently unfolds through mature grounds, the sense of arrival is immediate. Beyond, an exceptional collection of buildings and amenities are positioned within beautifully landscaped surroundings, creating a rare opportunity to acquire one of the South Hams' most complete country estates.

Originally believed to date from the 16th century, with significant Georgian enhancements introduced during the 18th century, the Grange is an elegant and unlisted manor house constructed of mellow local stone beneath a traditional slate roof. Over recent years the property has been comprehensively refurbished and meticulously maintained, preserving its architectural heritage whilst providing the comfort and convenience expected of a modern family home.





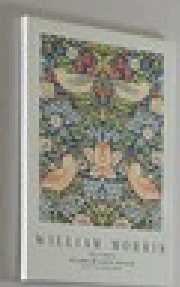


# The MAIN HOUSE

The principal reception rooms enjoy wonderful natural light and far-reaching views across the gardens, grounds and lake. Wide sash windows frame the surrounding landscape, whilst excellent ceiling heights and beautifully retained period detailing create a sense of understated grandeur throughout.

At the heart of the home lies a magnificent kitchen and breakfast room, designed for modern family living and entertaining alike. French doors open directly onto a sun-drenched terrace, creating a seamless connection between the house and its exceptional outdoor spaces. The adjoining reception rooms provide elegant settings for both formal entertaining and relaxed everyday living, while a beautiful reception hall and sweeping staircase create a fitting centrepiece to the house.











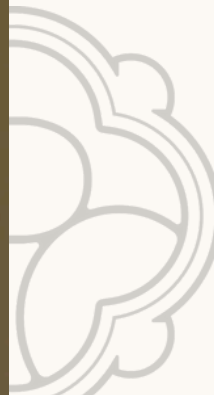


# The ACCOMMODATION

The first floor provides five generous double bedrooms, each enjoying attractive views across the surrounding grounds and countryside beyond. Thoughtfully arranged to offer both comfort and privacy, the accommodation is ideally suited to family living as well as welcoming guests.

Occupying a particularly enviable position within the house, the principal suite serves as an exceptional private retreat, complete with an extensive dressing room and luxurious en suite bathroom.

Two further bedrooms benefit from well-appointed en suite facilities, whilst the remaining bedrooms are served by a beautifully appointed family bathroom. Together, the first-floor accommodation combines generous proportions, excellent natural light and a refined sense of comfort throughout.















## The WEST WING

One of the defining features of West Charleton Grange is the exceptional range of ancillary accommodation incorporated within the estate.

Attached to the main residence, yet capable of operating entirely independently, West Wing House currently forms the largest of six established holiday properties. The accommodation includes generous living space, a kitchen and dining area and three bedrooms, whilst retaining the flexibility to be reintegrated into the principal residence should a future owner desire.

In addition, five beautifully converted cottages provide further guest accommodation and established income generation. Thoughtfully restored from traditional estate buildings, each cottage offers comfortable and highly attractive accommodation within a private and peaceful setting.

Together, these properties create a compelling opportunity for continued hospitality use, multi-generational family occupation or a combination of both.





















## *Leisure, Wellness &* **ENTERTAINING**

Beyond the residential accommodation lies an exceptional collection of lifestyle amenities rarely found within a private estate of this scale.

At the centre of the leisure offering sits The Folly, an impressive bespoke oak framed entertainment pavilion with vaulted ceilings, exposed timbers and extensive entertaining space. Designed to accommodate up to thirty guests, it features a fully equipped kitchen, cinema facilities, projector and screen, together with generous terraces overlooking the surrounding grounds. Whether hosting family celebrations, private events or intimate gatherings, it provides a truly remarkable venue.

Nearby, an indoor heated swimming pool complex offers year-round enjoyment and is complemented by changing facilities and a fully equipped gymnasium. A tennis court, children's playground and extensive playing field further enhance the estate's appeal, ensuring every generation is catered for.



**Billy Butler**  
The name of the bar is Billy Butler, in honor of the author of the book "The Billy Butler Story" which is a collection of stories about the life of Billy Butler. The book is available at the Billy Butler Store.





# The LAND & GARDENS

The grounds are every bit as impressive as the buildings themselves.

Extending to in excess of nine acres, they have been carefully cultivated to create an environment of complete privacy, beauty and tranquillity. Sweeping lawns lead towards a picturesque private lake, whilst a gently flowing stream meanders through the estate.

An orchard, mature woodland and paddocks provide both visual interest and practical flexibility, whilst hidden pathways and secluded corners create an atmosphere that feels far removed from modern life.

Practical facilities are equally comprehensive, including extensive guest and owner parking, a triple garage, garden stores and a substantial boat store.

Throughout the estate, there is a wonderful sense of peace and permanence that is increasingly difficult to find.











## The AREA

West Charleton Grange occupies a highly sought-after position within the South Devon Area of Outstanding Natural Beauty, one of the most celebrated coastal regions in England.

The sailing waters of Salcombe, the beaches of the South Hams and miles of dramatic coastline are all within easy reach. The nearby village of West Charleton offers a thriving community atmosphere with a village inn, church, hall and primary school, whilst Kingsbridge provides an excellent range of everyday amenities, restaurants, independent shops and supermarkets just a few minutes away.

For those seeking connectivity, Totnes offers direct rail services to Exeter and London Paddington, whilst the A38 provides convenient access to Exeter and the wider motorway network.

Combining an elegant period manor house, six established holiday cottages, exceptional leisure facilities, a private lake, extensive grounds and proven income potential, West Charleton Grange represents one of the South West's most compelling lifestyle estates.

Properties capable of offering such a complete and diverse proposition are exceptionally rare.

West Charleton Grange is not simply a country house. It is an estate designed to be enjoyed for generations.











# THE PRIVATE OFFICE REAL ESTATE

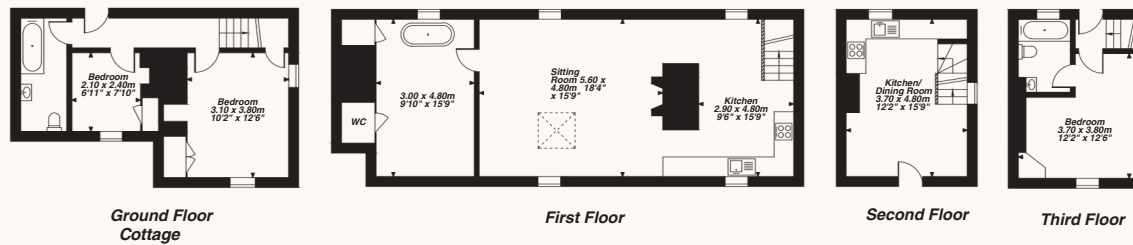
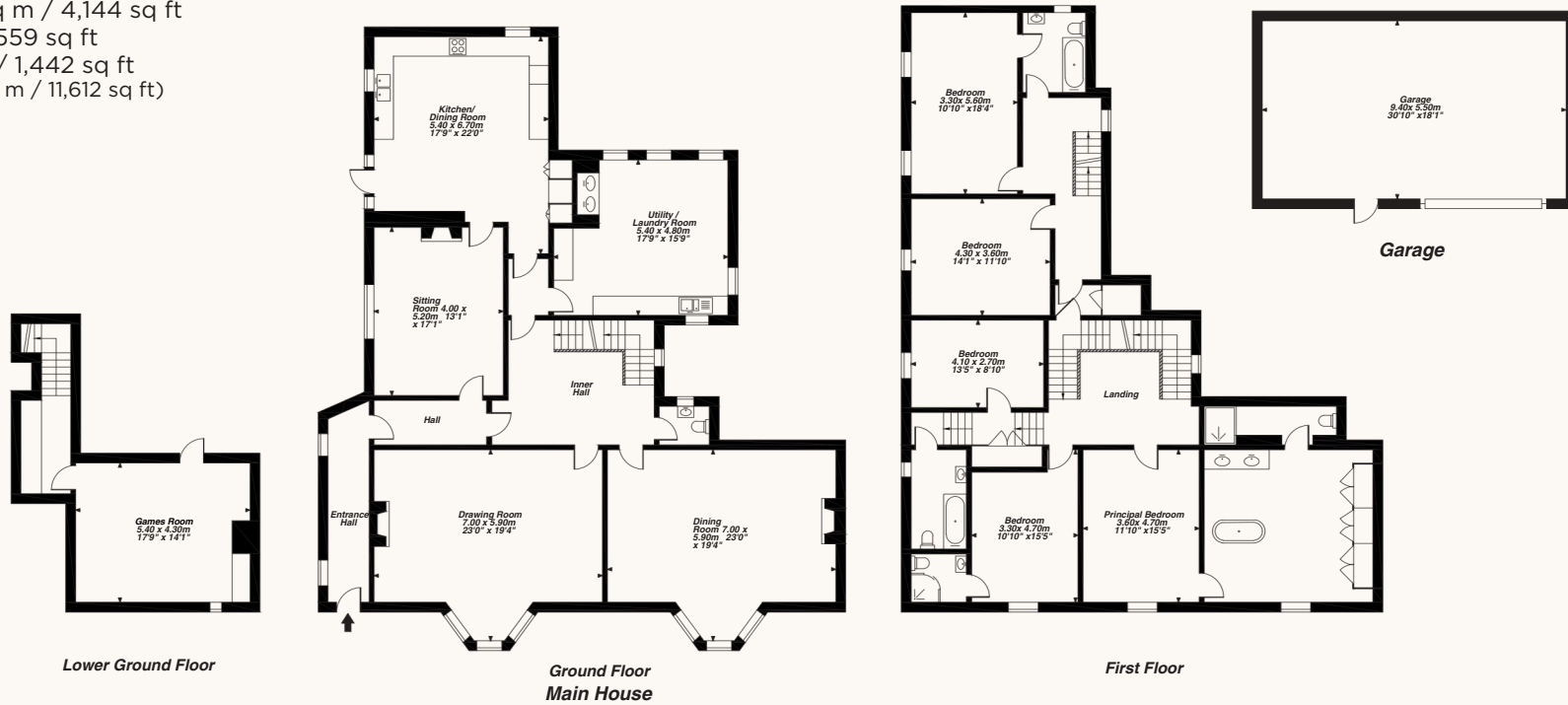
## West Charleton Grange, West Charleton, Kingsbridge Gross Internal Area (Approx.)

**Main House** = 385 sq m / 4,144 sq ft

**Garage** = 52 sq m / 559 sq ft

**Cottage** = 134 sq m / 1,442 sq ft

(Total Area = 1,172.4 sq m / 11,612 sq ft)



# THE PRIVATE OFFICE REAL ESTATE

**West Charleton Grange, West Charleton,  
Kingsbridge Gross Internal Area (Approx.)**

**Holiday Cottage 1** = 82.59 sq m / 889sqft

**Holiday Cottage 2** = 88.72 sq m / 955sqft

**Holiday Cottage 3** = 109.1 sq m / 1,174sqft

**Holiday Cottage 4** = 70 sq m / 754 sqft

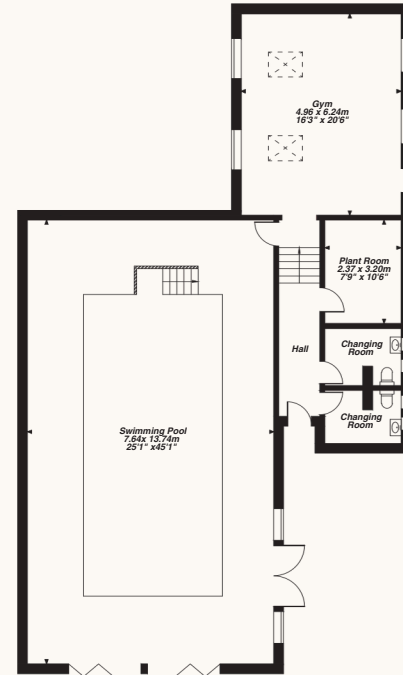
**Swimming Pool / Gym** = 162 sq m / 1,738sqft

**Outbuildings** = 89 sq m / 957 sq ft

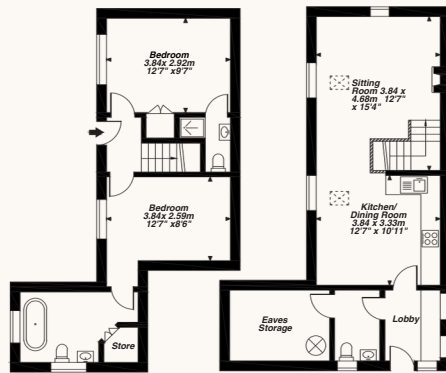
(Total Area = 1,172.4 sq m / 11,612 sq ft)



**Outbuildings**

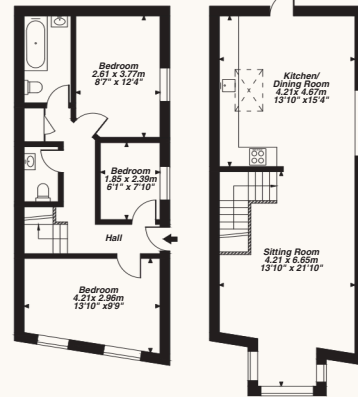


**Swimming Pool / Gym**



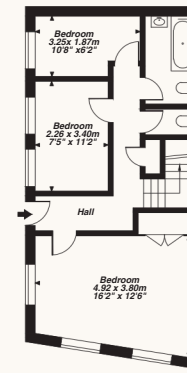
**Lower Ground Floor  
Holiday Cottage 1**

**Ground Floor**

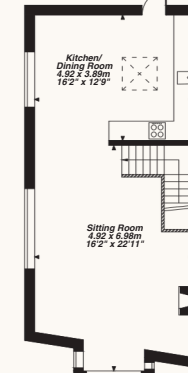


**Ground Floor  
Holiday Cottage 2**

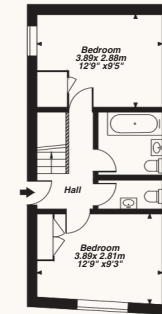
**First Floor**



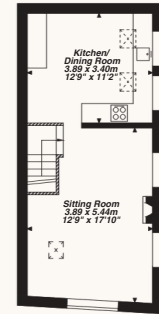
**Ground Floor  
Holiday Cottage 3**



**First Floor**



**Ground Floor  
Holiday Cottage 4**



**First Floor**

# THE PRIVATE OFFICE REAL ESTATE

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