



Luscombe Maye

Since 1873

# Masons Yard, HOLBETON, South Devon

£700,000

5 4 2



Nestled in the sought-after South Hams village of Holbeton, this beautifully presented five-bedroom detached home offers the perfect balance of countryside tranquillity and modern family living. Built in 2009 and thoughtfully extended by the current owners, it provides generous and versatile accommodation, designed in harmony with its picturesque surroundings.

The ground floor centres on a welcoming, double-height entrance hall, leading to a spacious living room with log burner and an open-plan kitchen/dining room, also with log burner – ideal for entertaining or relaxed family living. The contemporary kitchen is fitted with shaker-style units, a central island, integrated appliances, and enjoys views over the sunny, sheltered garden. A utility room and cloakroom complete the ground floor.

Upstairs, a galleried landing gives access to four well-proportioned bedrooms. The principal suite includes an en-suite shower room and dressing area, while a guest bedroom also benefits from an en-suite. A stylish family bathroom, with Jack and Jill doors, serves the remaining rooms. A recently added extension houses a purpose-built study with its own entrance, perfect for home working, or equally adaptable as a generous fifth bedroom.

Outside, the home benefits from 2 allocated parking spaces, and the wrap-around garden is secluded, peaceful and sunny, – perfect for summer barbecues or relaxing. Well established border with colourful and fragrant shrubs and two raised beds for fruit and vegetables make for easy maintenance and the lawn and terrace give room for children to play. Alongside the garden sits a purpose-built storage shed, offering secure space for bikes and outdoor equipment, while a large under-house store currently accommodates kayaks, surfboards, and seasonal items – providing the practicality of garage-level storage without compromising on living space.

**Verified Material Information** To ensure legal compliance, we require our sellers to provide a Material Information Guide along with the title document. Please scan the QR code or access the additional online material information (<https://moverly.com/sale/ATiYsGcUrGyo8gopL6T4gi/view>) . Alternatively, you can contact our team for this information





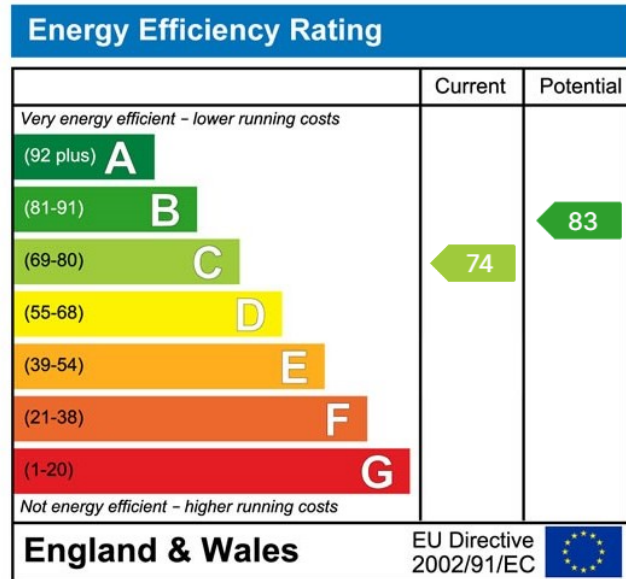
Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached 5-bedroom family home in sought-after South Hams village
- Two allocated parking spaces
- Two reception rooms, both with log burners
- Principal suite with en-suite shower room and dressing area
- Purpose-built study/5th bedroom with separate access
- Peaceful, sunny, and low-maintenance wrap-around garden
- Spacious and versatile accommodation with excellent storage
- Open-plan kitchen/dining room with shaker-style units and central island
- Guest bedroom with en-suite, plus stylish family bathroom
- Vibrant village with popular school, beach nearby, and easy access to Plymouth & A38

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Use the QR code for further "Material Information" about this home



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