

# THE LINHAY & HIDDEN HILL GLAMPING HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## The Linhay & Hidden Hill Glamping | Scobbiscombe Farm | Holbeton | Devon | PL8 2EW

A rare blend of coast and countryside, this recently completed contemporary barn conversion is set within 1.5 acres and is complemented by an annexe and an established Hidden Hill Glamping business, creating an exceptional lifestyle purchase in a peaceful valley near Mothecombe Beach.

### Mileages

Holbeton 0.7 mile, Mothecombe beaches 3 miles, Yealmpton 4 miles, Modbury 5 miles, Plymouth 10 miles  
(distances approximate)

### Accommodation

#### Ground Floor

Entrance Hall | Utility/Boot Room |

Two Bedrooms with Ensuite Facilities |

Two Further Bedrooms | Family Shower Room

#### First Floor

Open Plan Kitchen / Dining Room | Sitting Room

#### Annex

Open Plan Kitchen / Living Space | Bedroom | Bathroom

#### Outside

Set Within 1.5 Acres in Total | Garden | Sun Terrace | Courtyard |

Ample Parking |

| Orchards | Meadow Areas | Kitchen Garden, Poly Tunnel & Two

Gated Vegetable Beds

#### Hidden Hill Glamping

Two Luxury Cabins

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### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



A rare blend of coast and countryside, this recently completed contemporary barn conversion is set within around 1.5 acres and is complemented by an annexe and an established Hidden Hill Glamping business, creating an exceptional lifestyle purchase in a peaceful valley near Mothecombe Beach. The main house provides four bedrooms, with considered detailing throughout and strong eco credentials that have helped deliver an excellent EPC rating A. A separate one-bedroom annexe adds real flexibility, ideal for visiting friends and family, multi-generational living, or an additional income stream in addition to Hidden Hill Glamping.

### **The House and Annexe**

This contemporary 4-bedroom barn with one-bedroom annexe offers stylish living in a peaceful valley near Mothecombe Beach. A garden, courtyard and panoramic views complete this rare coastal countryside escape. Recently completed and nestled in a picturesque and serene valley setting just minutes from Mothecombe Beach, this newly converted barn offers a luxurious, modern and stylish 4-bedroom property in a peaceful and scenic setting. There is also a garden, courtyard, and outstanding countryside views, and a 1-bedroom annexe.

The property has a right of access via a long private lane with fields either side, shared only by one other property and the neighbouring farmer/estate. This luxurious and modern newly converted detached 4-bedroom barn offers a tranquil retreat for those looking to get away from the hustle and bustle of life. The Linhay not only offers stylish interiors and period features, but has also been converted over the last few years to make the most of the outstanding forest and wildlife-filled valley views. Attention to detail and the provision of high eco credentials has resulted in a much-coveted EPC rating A. The contemporary open-plan living, kitchen and dining area benefits from an exceptionally well-appointed and stylish kitchen and cosy sitting area. Its elevated first-floor position enables the beautiful surroundings to be fully appreciated. On the ground floor are four bedrooms, two en-suite, and a family shower room. Additionally, there is a separate annexe that offers versatile living options, including additional guest accommodation, multi-generational living or income potential. Perfect for those seeking a stylish and contemporary countryside retreat, this property is a true gem waiting to be discovered.

### **Grounds, Gardens and Outdoor lifestyle**

Set within around 1.5 acres, the grounds create a wonderful sense of space and self-sufficiency, with a garden and courtyard, an orchard, naturalised meadow planting and a productive kitchen garden complete with a polytunnel, two gated vegetable beds and a chicken coop. Wide, open views extend across the unspoilt South Hams countryside.

### **Hidden Hill Glamping: a rare live/work opportunity in the South Hams**

In addition to the main house, Hidden Hill offers an established, family-run glamping business with sustainability at its core and a 5 star google review. Thoughtfully positioned within their surroundings, the two luxury cabins create a genuine sense of retreat, somewhere guests arrive and immediately feel a world away. Evenings revolve around the wood-fired hot tubs and fire pits, supper cooked outside, and star-filled skies overhead, with the valley settling into complete quiet and the soft call of barn owls after dark. Come morning, it's coffee with rolling views and a slower start, before days that can be as full or as unhurried as they wish, from beaches and coastal walks to Dartmoor adventures, returning to a peaceful night's sleep in sumptuous bedding.



For a buyer seeking a genuine lifestyle change, this is an exceptional opportunity to live on-site while running an established holiday letting business from home. Proven holiday letting income and further details are available from the selling agent. Contents of the cabins and wood-fired hot tubs are available by separate negotiation.

Both cabins have been carefully considered, with stylish interiors and a calm, restorative atmosphere that works across the seasons.

Silvermoon Cabin is arranged primarily for two, with a king-size bed and an additional sofa-bed allowing flexibility for a third guest. It is self-contained with a well-equipped kitchenette and en-suite shower room, and enjoys its own outside seating, hot tub, fire pit and BBQ.

Firefly Cabin is arranged for four, with a king bed and twin beds, and an additional sofa-bed allowing flexibility for a fifth guest. Set within a peaceful valley position, it has a contemporary feel with two mezzanine bedrooms, alongside a well-equipped kitchenette and en-suite shower room. Outside, guests have a wood-fired hot tub, fire pit, BBQ and seating area.

Hidden Hill's location is a key part of its appeal and is central to the business's consistent demand. Set within easy reach of the South Hams' coastline and Dartmoor, it offers guests a rare combination of countryside seclusion with straightforward access to some of the region's most sought-after destinations. Holbeton village is close by for The Mildmay Colours Inn and the village store, while Mothecombe Beach is only a short drive away for swimming, paddleboarding, kayaking and long sandy walks, with The Schoolhouse nearby for food and drinks. Kingsbridge, Salcombe, Bantham and Bigbury are all within easy reach, helping to broaden the season and support strong year-round interest for short breaks and longer stays.

#### Location

In a serene, picturesque rural setting, and with wide-ranging views over many miles of unspoilt South Hams countryside, this location is part of the South Hams Area of Outstanding Natural Beauty, close to the coast between the Erme and Yealm Estuaries whilst only being a few minutes' drive from the nearby picturesque village of Holbeton and idyllic public and private Mothecombe beaches.

Holbeton is a small, idyllic village, away from through traffic and situated between the beautiful Erme and Yealm Estuaries. Its picturesque streets are lined with cottages, several of which are thatched. There is a well-equipped local store and post office, the Mildmay Colours public house, primary school, community orchard and a village hall where many activities including amateur dramatic plays, film nights, festivals, and sports events are hosted. It is ideally located for commuting to Plymouth, with its historic waterfront, Hoe and Sound, large University and nationally renowned Theatre Royal. Access to the A38 is only 15 minutes away from the property. Modbury, with its largely Georgian main street, provides a good range of shops and lies only five miles to the north-east, with the similarly well-equipped Yealmpton village to the north-west. The A379 also provides direct access to Plymouth and the market town of Kingsbridge. Many fine National Trust cliff-top and coastal walks are close by, with the wide expanses of the Dartmoor National Park a short drive to the north.

#### Services and sustainability

Air-source heat pump. Private drainage. Mains water and electricity. Solar panels. Shared bio-digester.





# Property Details

**Services:** Air source heat pump. Shared private drainage. Mains water (ask agents for further details) and mains electricity. Solar panels. Shared bio-digester.

**EPC Rating:** Current: A - 96, Potential: A - 98, Rating: A

**Council Tax:** Band D

**Tenure:** Freehold

**Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

**Restrictive Covenants:** Please refer to the agent for further information

## 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 Holbeton/Mothecombe/Alston. After approx. 1 mile on the left is the private driveway entrance for Scobbiscombe Farm, turn left here and The Linhay is the last building on the right at the end of the private lane.

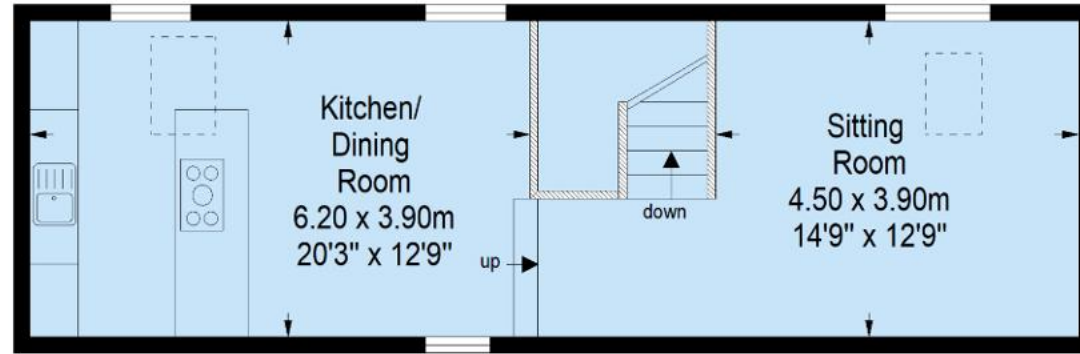
**From Modbury:** take the A379 towards Plymouth. After about 3 miles, turn left signposted Holbeton/Mothecombe/Alston. After approx. 1 mile on the left is the private driveway entrance for Scobbiscombe Farm, turn left here and The Linhay is the last building on the right at the end of the private lane.

## Viewing

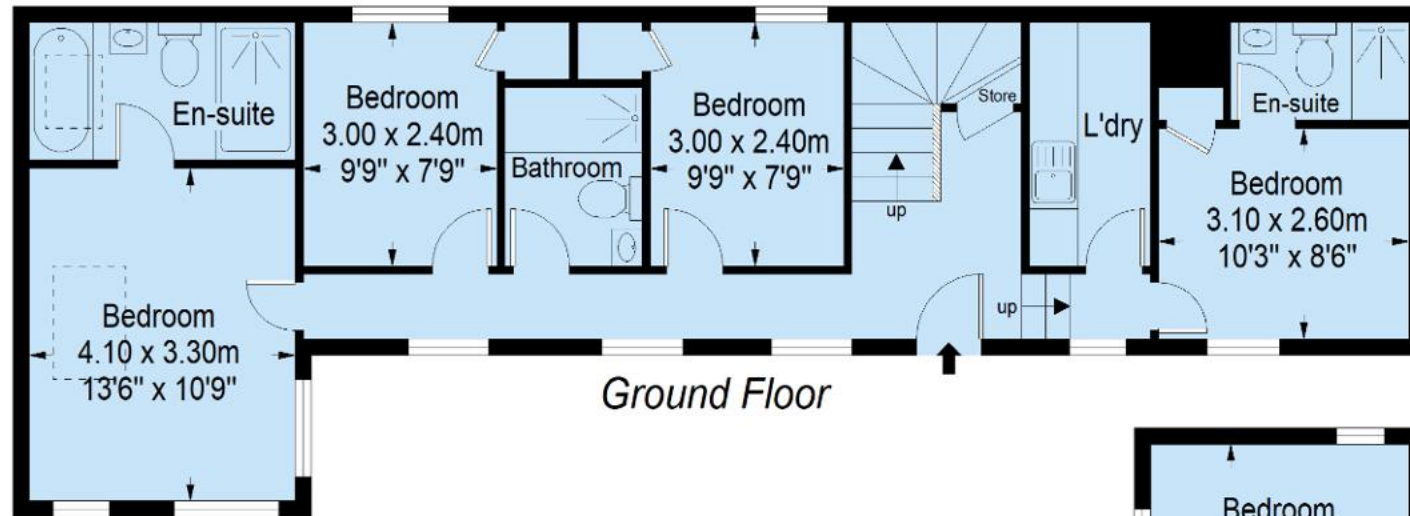
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



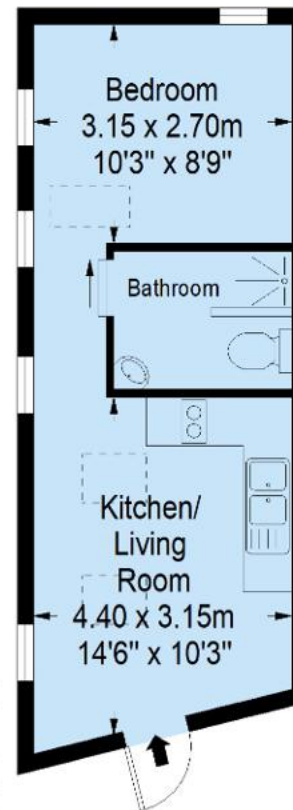
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor

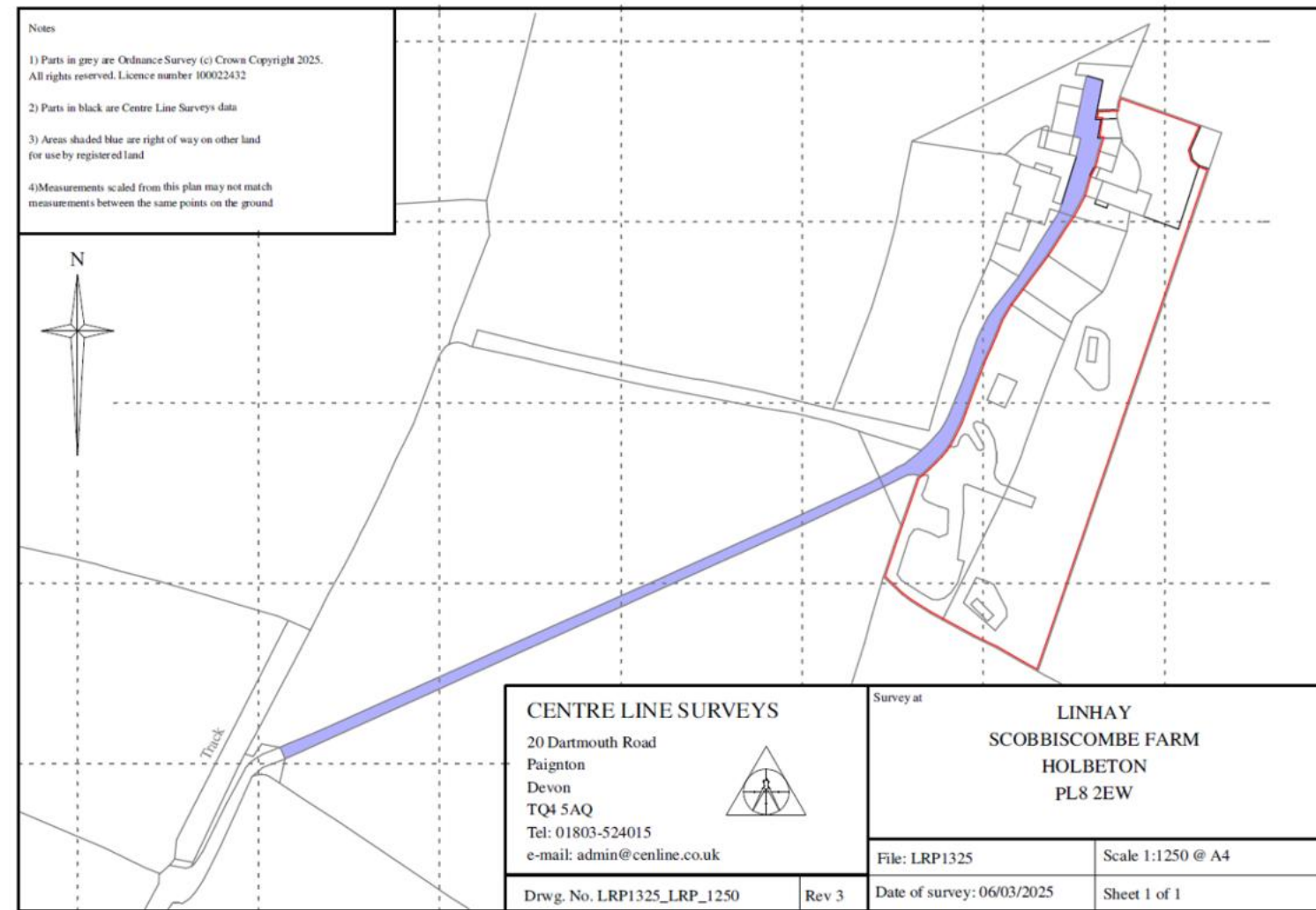


Ground Floor



Ground Floor

Total area 151.52 Sq.m  
(1631 Sq.ft) Approx.



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.



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