

Blue Mountain, Compton

Guide Price £650,000

RENDELLS

Blue Mountain

Compton, Paignton

- Excellent Equestrian Facilities, Including Paddocks and Pasture Land
- Generous Parking
- Scope for a Variety of Future Uses and Further Potential, STP Consents
- Approx. 3-Acre Rural Smallholding in a Peaceful South Devon Setting
- Newly Installed Two-Bedroom Chalet, Finished to an Excellent Standard
- Rare Opportunity to Acquire a Highly Adaptable Rural Holding Combining Residential, Commercial and Leisure Appeal
- No Chain!
- Versatile Ancillary Accom. w/ 5 Bedrooms and Multiple Reception Areas

An exceptional rural smallholding extending to approximately 3 acres, offering a newly installed two-bedroom chalet residence, extensive equestrian facilities, versatile workshop space and five bedroom ancillary accommodation, all enjoying a peaceful countryside setting on the edge of the sought-after South Hams village of Marldon. Tucked away within gently rolling South Devon countryside, presenting an increasingly rare opportunity to acquire a highly versatile smallholding with exceptional potential. Occupying approximately 3 acres, the property combines a beautifully appointed, never-before-occupied chalet residence with extensive outbuildings, workshop facilities, paddocks and ancillary accommodation, creating a unique lifestyle opportunity suited to a variety of buyers.







The Main Chalet Residence
Recently installed and never occupied, the residential chalet bungalow offers bright, contemporary accommodation finished to an excellent standard throughout. The heart of the home is a spacious open-plan kitchen, dining and living area, flooded with natural light and enjoying delightful views across the surrounding countryside. The modern fitted kitchen incorporates a range of integrated appliances, creating a practical yet elegant entertaining space. There are two generous bedrooms, both well-proportioned and beautifully presented, together with a stylish shower room featuring a walk-in shower, WC and wash hand basin, complemented by modern grey subway tiling and crisp white décor.

The Ancillary Accommodation (Planning restrictions apply – buyers are advised to satisfy themselves of permitted use.)
Formerly serving the equestrian facilities, the converted stable complex now provides extensive ancillary accommodation arranged around a central courtyard. The accommodation comprises five bedrooms, together with an office which could offer further flexibility, subject to the relevant permissions. A spacious open-plan kitchen and dining room forms the focal point of the building, complemented by a substantial lounge opening onto the courtyard and rear gardens. In addition, there is a family bathroom, two further shower rooms, utility room and a series of kitchenette facilities serving the individual accommodation areas. Four of the bedrooms benefit from their own independent external access, offering excellent privacy and flexibility of use. Prospective purchasers should note that the accommodation is subject to planning restrictions and an enforcement notice relating to residential occupation. Any alternative use would be subject to obtaining the appropriate planning consent.







The Workshop

A particularly impressive feature of the property is the substantial purpose-built workshop, providing excellent space for commercial, storage or hobby use. The ground floor is accessed via two electrically operated roller doors, allowing easy vehicle access, and offers extensive workshop and storage areas. The first floor provides a generous continuation of the workshop accommodation, with extensive open spaces, independent external access to the side of the building and a well-appointed shower room. Offering an impressive degree of flexibility, the space is ideally suited to a wide range of commercial, storage or workshop uses, subject to the necessary planning consents.

The Gardens, Land & Grounds

Blue Mountain extends to approximately 3 acres, thoughtfully divided into a number of well-defined areas offering both practicality and versatility. Immediately adjoining the buildings is a generous gravelled parking area providing extensive vehicle parking, together with a courtyard serving the ancillary accommodation and a seating area adjacent to the workshop. A range of useful outbuildings and storage sheds, all benefitting from electricity, further enhance the property's practicality. Beyond lie two well-fenced paddocks, ideal for equestrian or smallholding purposes, together with a larger pasture field and an additional parcel of land, offering excellent scope for grazing, recreational use or hobby farming. The overall layout creates a superb balance between residential enjoyment, business potential and rural lifestyle.







Situation
Blue Mountain occupies a delightful position close to the highly regarded South Hams village of Marldon, surrounded by some of South Devon's most attractive rolling countryside. Marldon is a thriving village renowned for its strong sense of community and excellent local amenities, including two traditional public houses, village stores, post office, church, primary school and community hall. Numerous footpaths and bridleways can be accessed directly from the surrounding area, making it an ideal location for those who enjoy walking, riding and the outdoors. The beautiful beaches of Torbay, the dramatic landscapes of Dartmoor National Park and the sailing waters of the River Dart are all within easy reach. The nearby towns of Totnes, Paignton, Torquay and Newton Abbot provide a comprehensive range of shopping, educational and leisure facilities, together with mainline railway stations. The A380 offers convenient access to Exeter, the M5 and the wider national motorway network.

Additional Information

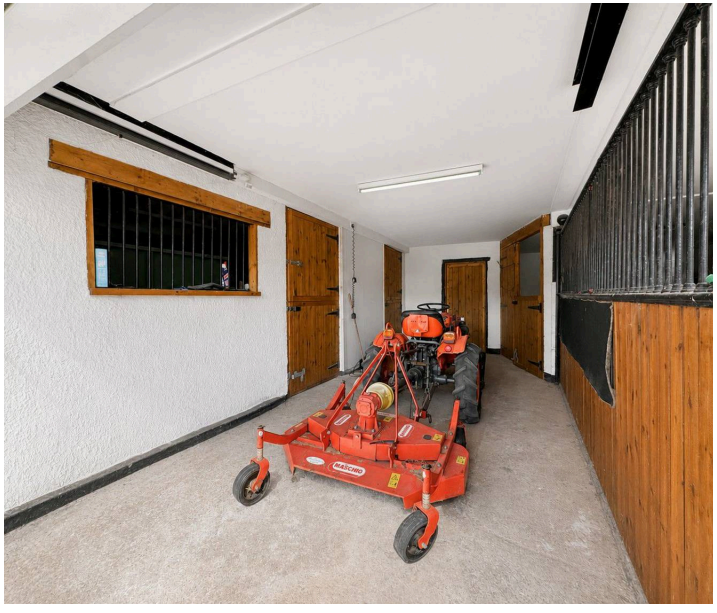
Council Tax
Band A.

Services
Mains electricity, mains water (supply metered). Private drainage.

Local Authority
South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Directions
From the centre of Marldon, proceed along the village towards the A380. At the roundabout, take the first exit onto the A380 signposted Exeter. Immediately after joining the dual carriageway, take the first left-hand slip road signposted Compton. Continue along this lane, passing Widdicombe Farm on your left. Blue Mountain will be found a short distance further along on the left-hand side, clearly identified by its entrance gates.







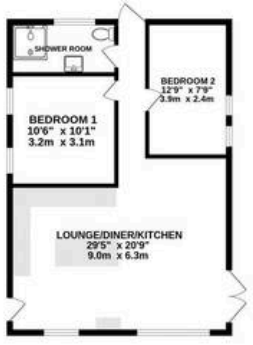




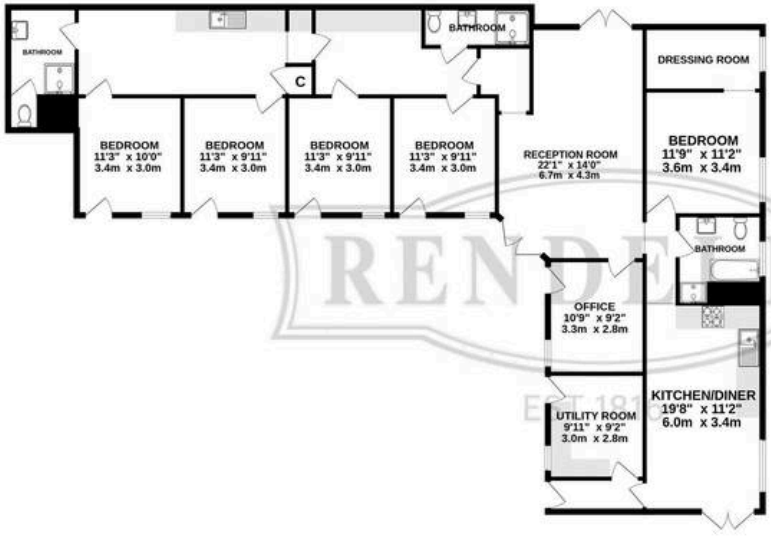




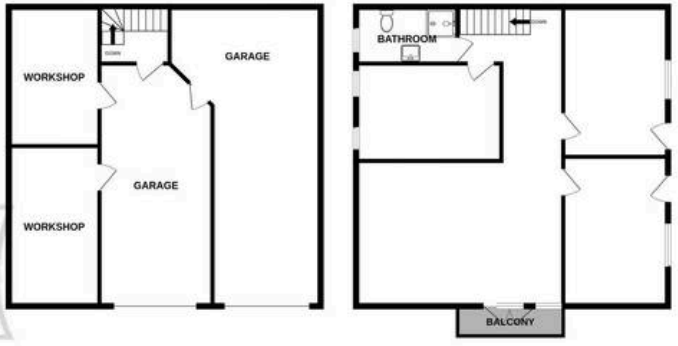
CHALET BUNGALOW



ANCILLARY ACCOMMODATION



WORKSHOP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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