

WHITEMOOR CROSS

HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Whitemoor Cross Holbeton | Devon | PL8 1JL

Mileages

Plymouth - 10 miles | Mothecombe - 2 miles

A38 - 6 miles

(All mileages are approximate)

Accommodation

Ground Floor

Sitting Room, Kitchen/Breakfast Room, Utility, Dining Room,
Home Office, and Library

First Floor

Five Bedrooms (2 en-suite), and Family Bathroom

Outside

Level lawn, Paved patio seating area, Established mature
shrubby, Gravel driveway providing ample parking

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, PL21 0PS



*“An impressive detached home in a private elevated setting,
with panoramic countryside views”*

DESCRIPTION

Whitemoor Cross is a substantial detached family residence occupying a quiet, elevated position on the edge of Holbeton. The property enjoys panoramic, far-reaching views across rolling South Devon countryside toward Dartmoor and the nearby estuary, providing a tranquil setting while remaining conveniently close to the village centre, local amenities, and the region's golden sandy beaches.

Perfectly suited for those who enjoy the outdoors, the home offers easy access to scenic walks through the historic Flete Estate, along the Coastguards' Path and down to Mothecombe Beach. After a refreshing walk, residents can enjoy indoor or outdoor dining at The School House restaurant at Mothecombe, creating a welcoming blend of coastal recreation and lifestyle convenience.

The surrounding landscape also features in cinematic history: parts of the acclaimed film *Sense and Sensibility* (1995), starring Emma Thompson and Kate Winslet, were filmed on the nearby Flete Estate and in Holbeton village, adding a genteel cultural connection to this beautiful corner of Devon.

ACCOMMODATION

The house provides well-proportioned accommodation across two floors, blending practical family living with generous reception spaces. The heart of the home is a light-filled farmhouse-style kitchen and dining area, ideal for everyday life and entertaining. Multiple reception rooms provide flexible living options, while traditional features such as fireplaces and high ceilings are seamlessly complemented by contemporary finishes.

The property comprises five bedrooms, including two en suite principal suites, alongside a family bathroom. Each room is naturally bright and takes advantage of the property's scenic outlooks, making it suitable for family living, guests, or flexible home-working arrangements.

OUTSIDE

The gardens wrap around the property, featuring lawns, terraces, and mature planting that create private outdoor spaces in harmony with the surrounding countryside. A private driveway offers ample parking, and the elevated position ensures both privacy and a sense of space.







Property Details

Services:	Mains water, air source heat pump, and private drainage
EPC Rating:	Current: C (69) Potential: A (96)
Council Tax:	Band F
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Substantial detached family home with versatile accommodation
- Five bedrooms, including two en suite principal suites
- Landscaped gardens with terraces and lawned areas
- Private driveway with ample parking
- Elevated position with panoramic, far reaching views toward Dartmoor
- Close to Holbeton village, which offers a shop, post office, pub, and primary school
- Energy-efficient home with air source heat pump, solar panels, battery storage, and EV charger

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. 1.5 miles you will find the property on the left hand side.

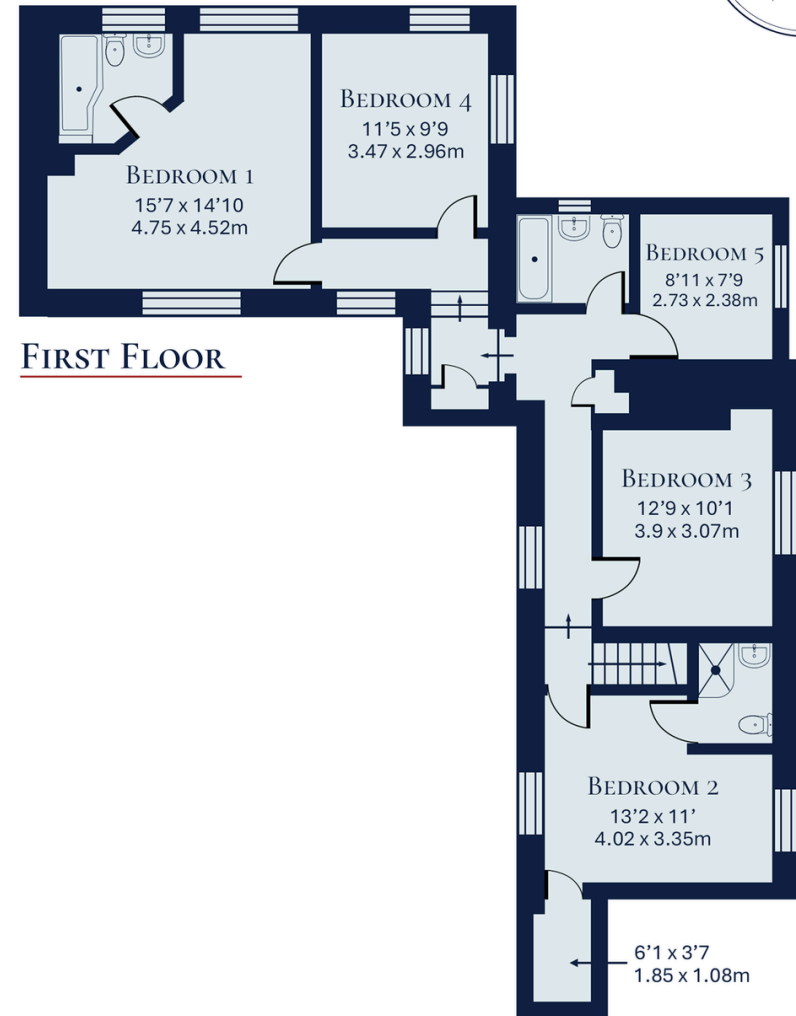
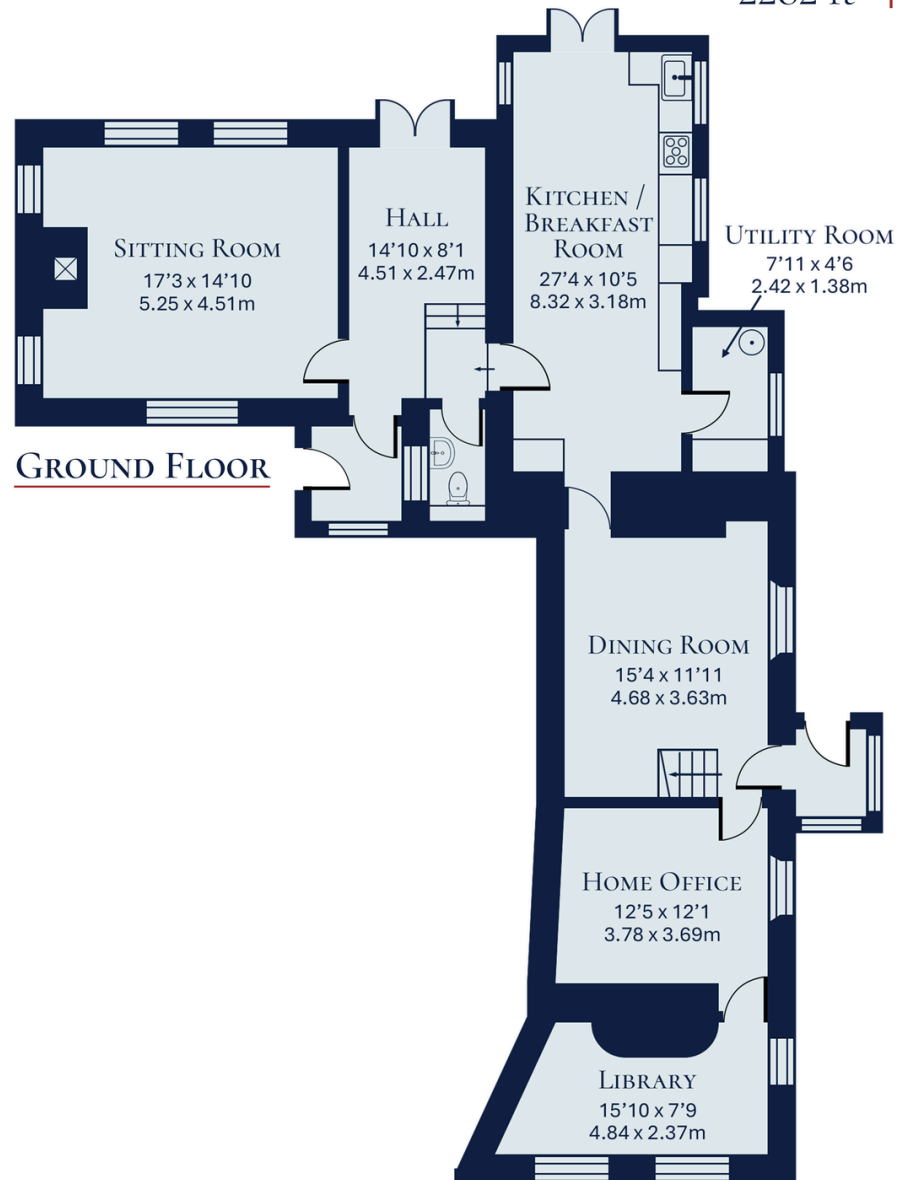
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



APPROXIMATE AREA

2282 ft² | 212 m²



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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