



Hawkridge

Diptford, Totnes, Devon
TQ9 7NL



Luscombe Maye are delighted to be marketing Hawkridge, a four bedroom detached country home requiring renovation, with workshop building, garage set on a generous plot of 0.4 acres. Further land available extending to 3.50 acres in all.

Set within the heart of the South Hams Countryside with far reaching countryside views.

- Detached country home requiring renovation on a generous plot of 0.4 acres (0.16 hectares)
- Further land available extending to 3.50 acres (1.42 hectares) in all
- Within easy reach of the A38 dual carriageway expressway, allowing excellent transport links
- Located in superb hilltop position with breathtaking countryside views
- Workshop building extending to 458 square feet (42.5 square metres)
- Offering the potential to create an iconic property in an unrivalled location in the heart of the South Hams
- Near to renowned Fowlecombe Estate & Calancombe Vineyard
- For sale by Formal Tender with a tender closing date of **Monday 26th October 2026 at 12 noon**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Farms, Land & Smallholdings
6 Fore Street, South Brent TQ10 9BQ

📞 01364 646177
🌐 luscombemaye.com

SUMMARY

A truly unique opportunity to acquire a four-bedroom detached country residence requiring renovation, with workshop building and garage set on a generous plot of 0.4 acres with further a further 3.10 acres available. Enjoying an enviable position in the heart of the South Hams countryside, the property benefits from far-reaching rural views while remaining conveniently located within easy reach of the A38 dual carriageway.

By reference to the site plan, the property is available as a Whole (shaded green and orange), including the land, or Lot 1 comprising the House alone (shaded green) to accommodate purchasers' individual requirements.

DIRECTIONS

From Kitterford Cross roundabout, proceed in a north easterly direction along the B3196 towards Loddiswell for approximately 0.8 miles and then turn left at Fowlescombe junction and then turn immediately right. Follow this road for ½ a mile, then turn left, and follow this road for about a mile and the entrance to Hawkridge will be found on the left.

what3words location:- general.supposing.could

SITUATION

Hawkridge is situated on the south side of the village of Diptford, just 8.2 miles north east, and lies within the South Devon National Landscape (formerly known as Area of Outstanding Natural Beauty) in the South Hams area of South Devon.

The nearest town of Totnes is approximately 8.2 miles to the north east, while the popular village of Diptford is just 2 miles to the north east, and Kingsbridge 9 miles to the south. The nearest city of Plymouth, the main retail hub is about 22 miles to the west and provides a comprehensive range of shops, services and leisure facilities, as well as ferry links to France and Spain.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 4 miles to the north perfect for commuting to



Exeter or Plymouth.

DIPTFORD

Diptford, a pretty South Hams village with a parish church and primary school, is about five miles from Totnes and three miles from the A38 at Marley Head. The village and its surrounding countryside are in an area of outstanding natural beauty. South Brent, within about three miles, has a useful choice of shops and a post office.

DESCRIPTION

Hawkridge comprises a detached four-bedroom house occupying a generous plot of 0.4 acres to include a useful workshop building and single garage, with further land available (as shaded orange on the site plan) extending to 3.50 acres in all.

The property is understood to have been constructed circa 1946 and comprises concrete blockwork walls finished externally with a sand and cement render.

While the property would benefit from a programme of modernisation, it offers an excellent opportunity for purchasers seeking a rural home with scope for extension, subject to the necessary planning consents.

By reference to the floorplan, Hawkridge extends to a total gross internal floor area of 1,476 square feet (137.15 square metres). The internal accommodation briefly comprises the following :-

Kitchen/Dining Room, Sitting Room, Utility Room, Study, Downstairs WC, Four Bedrooms and Family Bathroom.

Outside

The property benefits from attractive gardens laid mainly to lawn, together with a hardcore entrance way providing off-road parking for several vehicles.

OUTBUILDINGS

To the northern elevation of the house there is a single garage with a pair of timber doors at the front. At the rear of the garage



and accessed from a door to the west is a door to a gardeners wc. At the other end of the house, to the south, there is a detached workshop, extending to 458 square feet (42.5 square meters) which benefits from a concrete floor, with power and light connected. This building is currently used for storage and could subject to the relevant planning consents be used for potential additional accommodation to the house.

LAND

The agricultural land lies to the east of the property and extends to approximately 3.10 acres (1.25 hectares) of permanent pasture. The land enjoys a predominantly gentle east facing gradient.

The land would be suitable for a variety of uses subject to a purchaser's requirements, to include equine, agricultural or amenity uses (subject to obtaining the necessary planning consents).

SERVICES

Mains electricity, metered mains water supply, private septic tank drainage. According to Ofcom, good mobile coverage and standard broadband is available at the property.

LOCAL AUTHORITY, COUNCIL TAX & EPC

South Hams District Council. The property is in Band D. The property has an EPC of F with potential for B.

TENURE

Freehold

GUIDE PRICES (by reference to the site plan)

Lot 1

Hawkrigge set in 0.4 acres (as shaded green) - £500,000

The Whole

Hawkrigge together with 3.5 acres in all (as shaded green and orange) - £575,000

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders **Monday 26th October 2026 at 12 noon** and all tenders must be submitted to 6 Fore Street, South Brent TQ10 9BQ in an envelope clearly marked 'Hawkrigge'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller and provide a deposit equivalent to 10% of their offer price as their tender. Please be advised that any tender offer that is unsuccessful will have their 10% deposit returned.

If either of these two component parts are not submitted, their tender risks being declined.

Moreover, the successful purchaser will be liable to pay the sum of 1% plus VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitutes an exchange of contracts.

Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

TENDER PACK

A copy of the tender pack may be requested from the seller's solicitors, Bartons Solicitors of 20 Fore Street, Kingsbridge, TQ7 1NZ Attention: Roseanna McNally, Tel: 01548 845007 e-mail: rm@bartons.co.uk

Prospective purchasers are advised to seek their own legal advice on the tender pack.

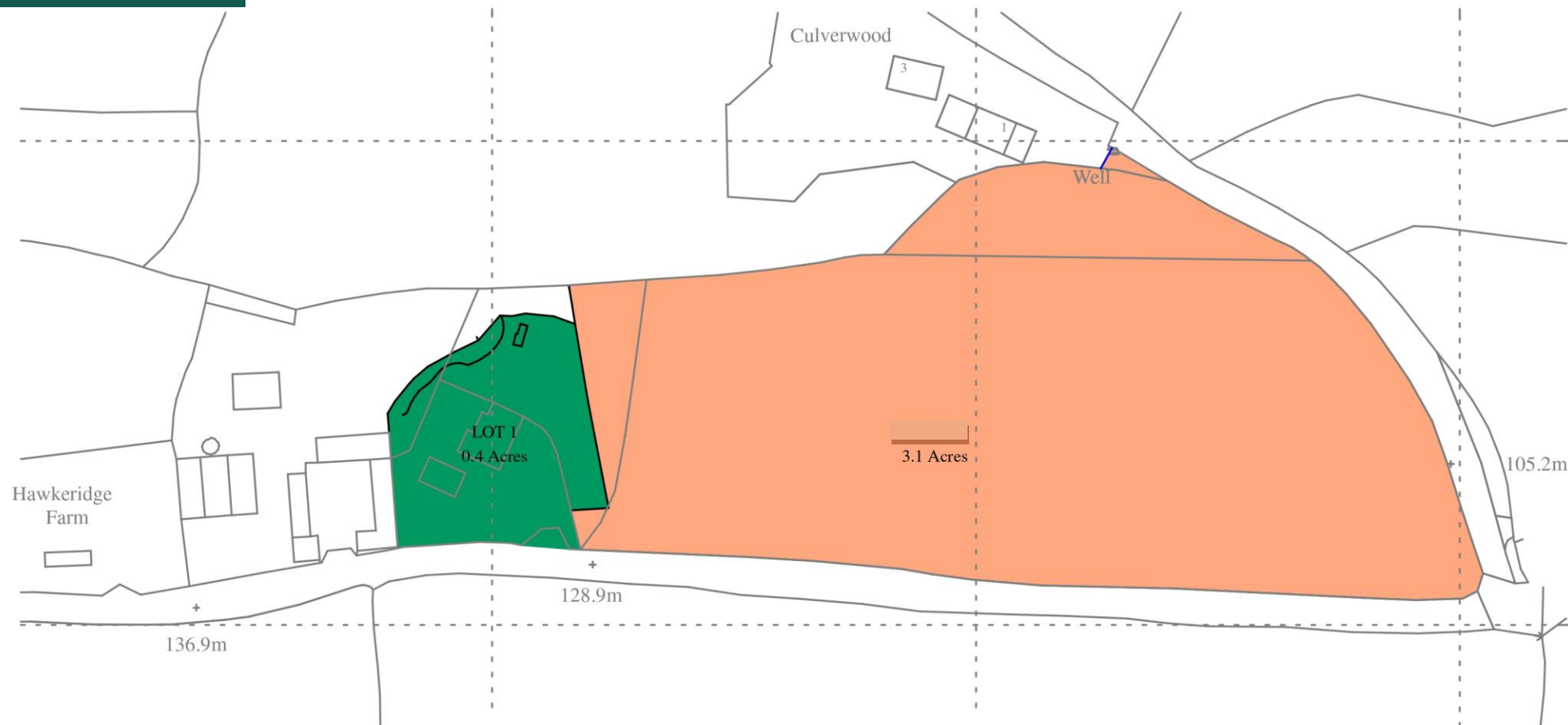
VIEWINGS

Strictly by appointment with Luscombe Maye, Farms & Land. Telephone 01364 646177 for details.



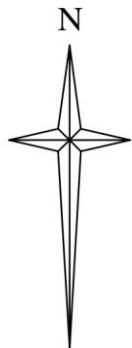
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Since 1873



Notes

- 1) Parts in grey: Ordnance Survey (c) Crown Copyright 2026. All rights reserved. Licence number 100022432
- 2) Parts in black: Centre Line Surveys data.
- 3) Parts in blue: H.M. Land Registry official copy title plan DN521392.
- 4) The acreage given is approximate. Areas calculated using Ordnance Survey data.
- 5) Measurements scaled from this plan may not match measurements between the same points on the ground.



CENTRE LINE SURVEYS

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Survey at

**HAWKRIDGE
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TOTNES
TQ9 7NL**

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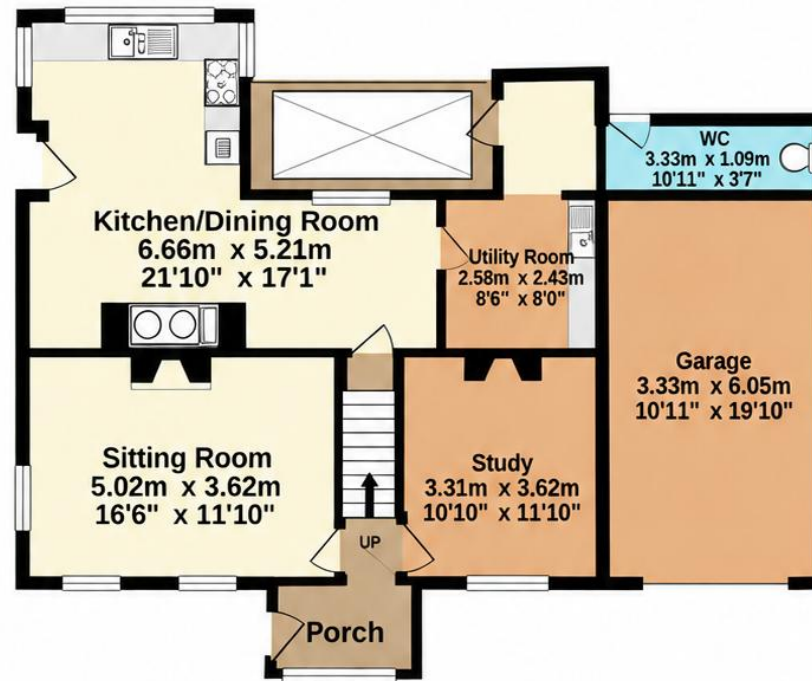
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Date of survey: 19/08/2026

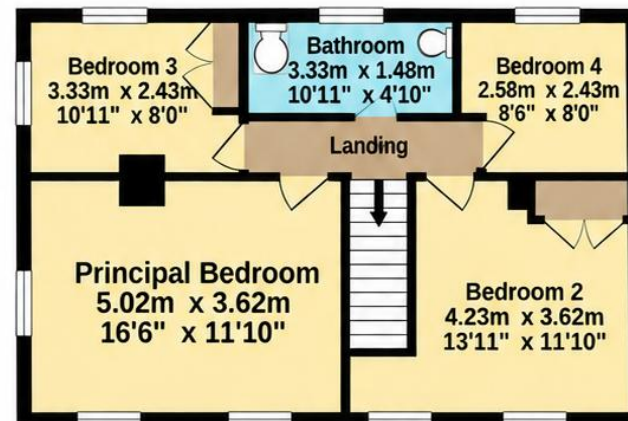
Sheet 1 of 1

Hawkridge, Diptford, Totnes TQ9 7NL

Ground Floor
101.4 sq.m. (1092 sq.ft.) approx.



1st Floor
55.9 sq.m. (603 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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