



# HALLOWELL

Bere Ferrers, Yelverton, Devon



# A BEAUTIFULLY RESTORED GRADE II LISTED WATERFRONT HOME WITH PRIVATE QUAY, MOORINGS AND EXQUISITE ESTUARY VIEWS.

Set within about 3.5 acres on the Bere Peninsula, Hallowell combines historic character, contemporary architecture and direct access to the tidal waters of the Tavy Estuary.

## Summary of accommodation

**Main House:** Reception hall | 40 ft sitting room | Library | Open-plan kitchen/dining/living room | Garden room/bar | Study | Office | Gymnasium | Sauna | Shower room  
Laundry room | Plant room | Principal bedroom suite with dressing room and open-plan bathroom | Four further bedrooms  
Four additional bath/shower rooms | Guest WC

**Adjoining Accommodation:** One-bedroom self-contained annexe

**Outside:** South-facing terraces | Gardens | Orchard | Arboretum | Paddock | Private quay | Moorings | Greenhouse | Garden stores  
Wood store | Wildlife pond | Fish pond

**Eco Credentials:** EPC Rating B | 11.2 kW solar PV system | Solar hot water panels | Tesla storage battery | Air source heat pump  
Thermodynamic hot water system | Zoned underfloor heating

**Distances:** Bere Ferrers 0.5 mile, Bere Ferrers Train Station 1 mile (Plymouth 19 minutes), Tavistock 8 miles  
Plymouth 14.4 miles (London Paddington from 2 hours 59 minutes) (All distances and times are approximate)



## SITUATION

Hallowell occupies a secluded waterfront position on the Bere Peninsula, a beautiful and unspoilt part of West Devon bordered by the Rivers Tavy and Tamar. The property sits beside Hallowell Lake on the Tavy Estuary, within the Tamar Valley National Landscape. The estuary is a Site of Special Scientific Interest due to the fantastic bird life. The setting offers a rare combination of peace, privacy and direct access to the water, with opportunities for boating, paddleboarding, wild swimming, fishing and birdwatching directly from the property.

Bere Ferrers is a historic riverside village with a church, public house, community facilities and its own station on the Tamar Valley Line, connecting to Plymouth in about 19 minutes. Plymouth provides a wide range of shopping, cultural, educational and leisure facilities, together with direct rail services to London Paddington. The surrounding countryside and estuary landscape are superb for walking and wildlife, while the nearby Tamar Valley and Dartmoor offer further opportunities for outdoor pursuits.



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Hallowell is an exceptional Grade II listed Devon longhouse, transformed by a comprehensive restoration and striking contemporary extension. The historic core dates from the late medieval period, with additions made over successive centuries, while the recent works have created a remarkable waterfront home that combines period character with light-filled modern living.

The original house has been beautifully restored, with natural stone floors, engineered oak flooring, exposed beams and a magnificent 40 ft sitting room with inglenook fireplace. The adjoining library also enjoys picturesque estuary views. At the heart of the house is a dramatic glazed kitchen, dining and entertaining space designed by Pieter Van Der Steen, with wraparound sliding doors opening to east, south and west-facing terraces.

The specification is impressive, including high-quality cabinetry, granite work surfaces, underfloor heating, double glazing, extensive insulation and renewable energy systems that contribute to its EPC B rating. Further accommodation includes a study, office, laundry, plant room and a gym with sauna and private shower room.

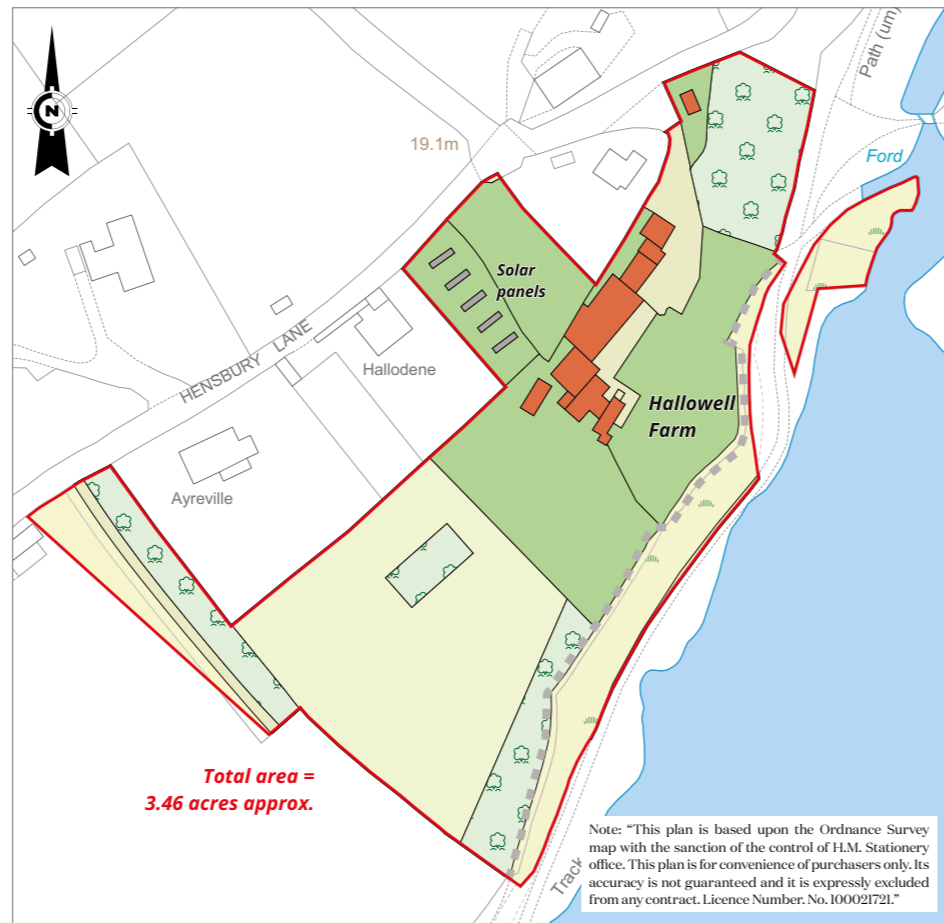
Upstairs, a mezzanine sitting room enjoys serene views over the gardens and estuary. A lift provides access to this level and the principal bedroom suite, which includes a large bedroom, walk-in dressing room and luxurious open-plan bathroom. There are four further bedrooms, including two en suite rooms in the guest wing, plus a self-contained one-bedroom annexe adjoining the house.





The grounds are a defining part of life at Hallowell, creating a wonderfully private and immersive waterside setting. South-facing terraces lead into beautifully established gardens, with tropical planting, mature trees, ponds, orchard, paddock and peaceful areas for outdoor entertaining, children's adventures and quiet retreat. Beyond the gardens, the privately owned island, historic stone quay and moorings provide direct access to the Tavy Estuary. It is a rare combination of house, land and water, offering an exceptional sense of freedom, privacy and connection with nature.





## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity. Air source heat pump. 11.2kW Solar PV system. Solar hot water panels. Thermodynamic hot water system. Mains water supply. Private drainage via septic tank, shared with two neighbouring dwellings.

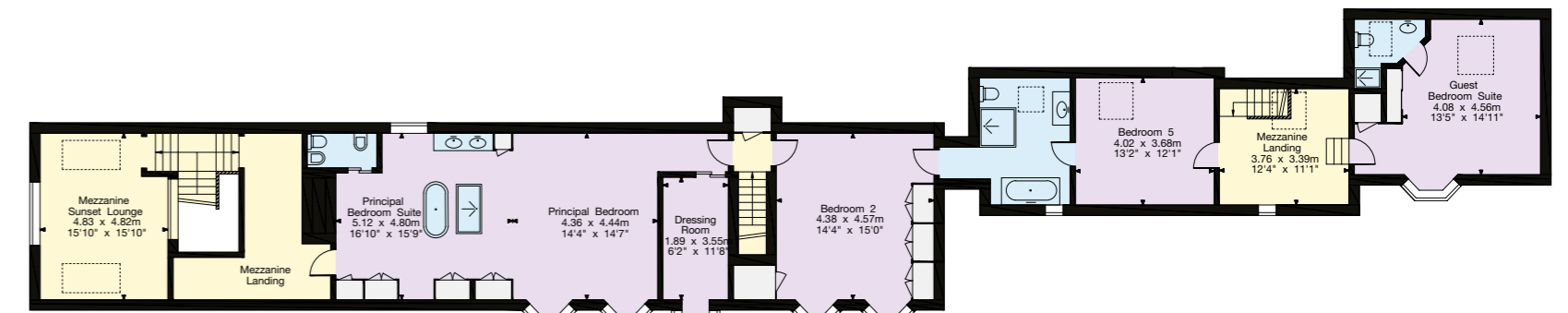
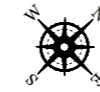
**Local Authority:** West Devon Borough Council

**Council Tax:** Band G

**EPC Rating:** B

**Directions:** Postcode: PL20 7LA | What3Words: ///pies.crass.goad

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**



**Ground Floor**

Approximate Gross Internal Area  
 Main Area = 446.4 sq m / 4804.6 sq ft  
 Annexe = 19.5 sq m / 209 sq ft  
 Total Area = 465.9 sq m / 5,013.6 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Hamish Humfrey**  
020 7861 1717  
hamish.humfrey@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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