

West Charleton Grange

WEST CHARLETON, KINGSBRIDGE, DEVON, TQ7 2AD



savills





West Charleton Grange

West Charleton, Kingsbridge,
Devon, TQ7 2AD

Kingsbridge 2.1 miles, Salcombe 8.1 miles, Exeter 42.1 miles
(all distances are approximate)

An attractive manor house with 6
well-appointed letting cottages, indoor
pool and entertainment Folly, set within
9 acres in the South Hams.

Desirable location in the South Hams

5 bedroom Manor House

Indoor swimming pool

Entertainment folly with terrace

Indoor play area

Set in around 9 acres of gardens and grounds with lake



Your attention is drawn to the Important Notice on the last page of the text

Location

West Charleton Grange is situated in the picturesque setting of the South Hams, approximately 2.1 miles to the south east of Kingsbridge. The Property is accessed via Church Lane, around 11.8 miles from the South Devon Expressway (A38) dual carriageway.

The nearest mainline train station is Totnes, around 13.8 miles away with direct services to London Paddington. Exeter International Airport is approximately 45.2 miles from the Property with services to the rest of the UK and some European destinations.

West Charleton and the South Hams

The Charleton Primary School, only a five minute walk away, is situated in the village and rated 'Good with Outstanding behaviour and safety' by Ofsted.

West Charleton Grange

The Grange comprises a 5 bedroom Manor House with 6 stunning letting cottages along with an indoor pool, indoor and outdoor play areas and entertainment Folly set in circa 9 acres of gardens and grounds with small lake.







Approximate Gross Internal Area:
486.7 sq.m. / 5239.2 sq.ft.

Ground Floor

First Floor

Cellar



The Farmhouse

The house, believed to date from the 16th Century with Georgian additions, is beautifully presented throughout and offers bright and spacious accommodation with high ceilings and large sash windows, as you would expect from a house of this period. The house is private to the remainder of the estate and approached through double gates with stunning grounds and sweeping views.



The Cottages

Guest accommodation is provided across 6 luxurious letting cottages converted from traditional estate buildings, retaining attractive original features including exposed stonework, beams and roof trusses. The details of each cottage are set out below:

Cottage	Bedrooms	Bathrooms
Colby	2 (sleeps 4)	2 + WC
Granary	1 (sleeps 2)	1
Pypard	2 (sleeps 4)	1 + WC
Tickell	3 (sleeps 5)	1 + WC
Twysden	3 (sleeps 6)	1 + WC
West Wing House	3 (sleeps 6)	1 + WC

All cottages provide kitchen and living areas with flat screen TVs and Wifi available throughout. The majority of cottages feature wood burning stoves. All cottages have private outdoor terraces with the exception of Granary.

The cottages are rated XX by Visit England.



West Wing House



Granary



Colby Cottage



Twysden Cottage



Twysden Cottage



Tickell Cottage



Tickell Cottage

The Folly

The Folly comprises high vaulted ceilings with exposed timbers and provides a communal entertaining space and can accommodate up to 30 guests. There is a fully equipped kitchen with small bar and a large terrace to the front. The Folly can also be used as a cinema room with projector and large drop down screen.

Amenities and External Areas

Externally the cottages have access to barbeques, outdoor playground and playing field. Private parking is available on site.

There is a triple garage adjacent to the Farmhouse with an area of 52.35 sqm.

In total the site extends to approximately 9 acres.

Indoor Pool

There is also an indoor pool, changing rooms and indoor children's play area.



GENERAL INFORMATION

Services

All mains services.

Tenure

Freehold.

Energy Ratings

EPCs are available upon request.

Trade

The business is established and profitable and is currently owner operated. Detailed trading information is available upon request to interested applicants.

The business operates through a dedicated website which can be found at: www.westcharletongrange.com

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale.

Local Authority

South Hams District Council
Follaton House, Plymouth Road, Totnes,
Devon, TQ9 5NE

Tel: 01803 861234

Email: customer.services@southhams.gov.uk

Rateable Value and Council Tax

£17,750 for the self-catering holiday units (28) and premises.

Manor house: council tax band F

Contact

Savills South Hams: sjchick@savills.com
T: 01548 800462

Hotels & Leisure Team: jgreenslade@savills.com
T: 01392 455719

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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