

# COOMBE FARM

LODDISWELL • KINGSBRIDGE



savills



# COOMBE FARM

LODDISWELL • KINGSBRIDGE  
DEVON • TQ7 4DT

Outstanding Grade II listed farmhouse  
with guest cottage, 25.52 acres of  
lush pasture and woodland, nearly  
4,000 sq ft of stone barns / outbuildings  
and all within a glorious rural setting.

## SITUATION

Coombe Farm is in the most glorious rural and peaceful setting, surrounded by over 25 acres of its own land and situated about a mile from the bustling and busy village of Loddiswell. The village, which is situated on the edge of the River Avon as it flows down to Bantham, offers a pub, primary school, village shop and is also home to a superb Farm Shop and Cafe at Aune Valley, the equally impressive Avon Mill Garden Centre and The South Devon Chilli Farm. Kingsbridge, one of the major market towns of the South Hams is about 4 miles and offers a lovely high street with an eclectic mix of independent retailers, cafes and pubs. There are two supermarkets, a leisure centre, cinema, health centre and Kingsbridge Academy (KCC) which is OFSTED rated as outstanding. The South Hams is known for its glorious beaches, stunning estuaries and miles of coastal walks. There are numerous golf courses and of course the sailing out of Dartmouth and Salcombe is world renowned. Communications are excellent with the A38 Devon Expressway about 8 miles to the north providing access to Exeter, the M5 and Plymouth. The mainline rail station at Totnes runs a regular service to London in just over 2.5 hours.

## DESCRIPTION

Coombe Farm really does tick all the boxes. This beautifully handsome country house is complemented with a delightful guest cottage, two bedroom self-contained annexe, stunning range of stone barns, swimming pool, gardens and 25.52 acres of glorious South Hams countryside. The stone built farmhouse, which is Grade II listed, dates we believe from the late 1700s. The windows are an impressive feature being mostly sash and in places featuring 4:12:4 panes. The interior is no less impressive, having been beautifully and sympathetically modernised, ensuring the 17th and 21st centuries live in perfect harmony.







The wow feature is undoubtedly the full width open plan south facing kitchen/dining room at the rear of the house which extends to over 40'. This room is the hub of the house with a wood burning stove set in an inglenook fireplace and a kitchen fitted with Miele and Neff appliances including two dishwashers, two ovens, an induction hob, a combi microwave, warming drawer fridge/freezer and pantry cupboard. A door leads to the large terrace and gardens. There is a formal sitting room, again with a wood burning stove in an inglenook fireplace and a TV/ family room. Stairs descend to the converted cellars, which now provide a boot room/store room and a utility room with double shower and external access - very useful if returning from the beach with children and dogs!

The first floor is approached via a wide Georgian staircase which dog legs to a galleried landing and provides access to six double

bedrooms, two with en suites and a further family bathroom. The self-contained annexe is arranged over two floors and with the opening of two internal doors, becomes an integral part of the main house at both ground and first level.

The annexe offers a well fitted kitchen, sitting room with fireplace and two first floor double bedrooms and a shower room. The Perch is a recently modernised three bedroom guest cottage with three bath/shower rooms, kitchen/dining room, sitting room, study and utility. It is beautifully presented and enjoys its own garden/terrace.

## GARDENS AND GROUNDS

The outbuildings are an impressive feature of Coombe Farm, being stone built and very well preserved under slate roofs. In addition to the barns are two triple bay car ports and a range of store rooms. In total the outbuildings extend to over 3,700 sq ft. In 2004 the barns were granted permission to be converted into three units comprising a main dwelling and two holiday cottages. We suspect this permission has since lapsed but it can still be viewed at [www.southhams.gov.uk](http://www.southhams.gov.uk) under planning reference 32/1228/04. Coombe Farm sits amongst 25.52 acres of its own loveliness. The south facing walled gardens are mostly lawned for ease of maintenance and feature a swimming pool with wrap around terrace, full width dining terrace off the kitchen and well stocked established beds. The fields offer lush pasture and sweeping valley views of the surrounding countryside.







## SERVICES

Mains water and electricity, private drainage and oil fired central heating.

## OUTGOINGS

South Hams District Council, 01803 861234 Council Tax Band F

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## EPC

Rating E.

## DIRECTIONS

What3words - design.employers.readily

Leave the A38 at Woodpecker junction to Avonwick and follow the A3121 towards Loddiswell. Continue over the crossroads towards Loddiswell. After about three miles, pass the BP Garage at California Cross and take the next left. Two miles further, pass the South Devon Chilli Farm and then take the next left signposted Topsham Bridge and Hendham. As you drive along the lane, Coombe Farm will be the first drive on the right.



## Coombe Farm, Loddiswell

Total Internal Area: approx. 296.14 sq. metres  
(3187.62 sq. feet)

### Annexe

Total Internal Area: approx. 72.96 sq. metres  
(785.33 sq. feet)



**IMPORTANT NOTICE:** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22.03.21MF Capture Property. 01225 667287.

Strictly by appointment with Savills.

**Ground Floor**  
Approx. 76.6 sq. metres (828.3 sq. feet)

**Bedroom 2**  
3.58m x 2.70m  
(11'9" x 8'10")

**Bedroom 3**  
2.57m x 2.97m  
(9'9" x 9'9")

**Entrance Hall**

**Kitchen/Dining Room**  
6.70m x 5.30m  
(18'6" x 17'5")

**Carport**  
6.30m x 10.20m  
(20'8" x 33'6")

### Ground Floor

### First Floor

Address: 245 W. Madison, STE 500, Seattle, WA 98101

Total area: approx. 163.2 sq. metres (1756.8 sq. feet)

**Outbuildings, Coombe Farm**  
 Approx. 1400 sq. metres / 15000 sq. feet

Total area approx. 349.9 sq. metres (3765.8 sq. feet)

**Savills South Hams**  
Sterling Court, 17 Dix's Field,  
Exeter, EX1 1QA  
southhams@savills.com  
01548 800 462





