



# The Farmhouse • Halwell





# The Farmhouse

Halwell • TQ9 7JY

Salcombe 14.2 miles | Kingsbridge 8.4 miles | A38 Devon Expressway 7.5 miles | Totnes 6.9 miles  
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

## The Farmhouse

### Ground Floor

Porch | Living room | Dining room | Kitchen

### First Floor

Bedroom 1 with en-suite | Bedroom 2 with en-suite | Bathroom | Bedroom 3

### External

Garden laid to lawn | Driveway parking for multiple vehicles

## Mad Nelly

### Ground Floor

Porch | Living room | Kitchen/dining room | Bedroom 1 with en-suite

### First Floor

Bedroom 2 | Bedroom 3 | Shower room

### External

Courtyard | Parking for 2 vehicles

### Facilities

Indoor swimming pool | Games room | Gym

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Wheeldon Farmhouse is a truly unique detached and authentic property, brimming with character and charm. From the moment you approach, you'll be captivated by its rustic allure. The entrance begins with a quaint porch which opens into the entrance hall.

To the right of the entrance hall, a spacious living room beckons, offering a cozy retreat for relaxation and gatherings. The room exudes warmth and character, with an original open fireplace.

On the opposite side of the entrance hall, you'll discover a separate dining room, where you will find another log burner which radiates a comforting ambiance on chilly evenings. The dining room seamlessly transitions into the country-style kitchen, complete with an Aga stove, adding both functionality and a touch of nostalgia to the heart of the home.

Ascending the stairs, you'll find the bedrooms, each with its own unique appeal. The master bedroom stands out with its generous proportions and large windows that allow natural light to flood the room with picturesque countryside views. This bedroom benefits from an en-suite shower room.

The second bedroom is a spacious double, offering a comfortable retreat, also with its own en-suite. The third bedroom, another inviting double, completes the upstairs accommodations.



In addition to the bedrooms, the upper level of Wheeldon Farmhouse features a well-appointed bathroom.

Stepping outside, you'll be greeted by substantial grounds thoughtfully laid to lawn and adorned with apple trees. This outdoor space offers a tranquil escape and a delightful backdrop to gatherings with friends and family.

Access to the property is provided through a large private double gate onto your gravel driveway allowing ample parking spaces.

Wheeldon Farmhouse is a rare gem, a property that seamlessly blends the charm of its historic roots with modern comforts. Its quirky features, authentic character, and picturesque surroundings make it a truly remarkable and captivating place to call home. There are endless opportunities to enhance this property, making it a very desirable country Farmhouse in a fabulous location, close to amenities and the opportunity to offer the possibility of multi generational living and income stream or main residency.

The Farmhouse is currently divided into two separate properties, with Mad Nelly having its own entrance located to the side of the main Farmhouse. Converting it back to its original layout with six bedrooms would be a straightforward process. There are existing doors on both the ground floor and first floor, which are currently blocked up but can be easily reopened. This allows for the flexibility of either restoring it to a single six-bedroom property or maintaining it as two distinct three-bedroom properties.





Mad Nelly



Approaching the property, a well-maintained porch leads to a flagstone slate flooring entrance hall. The standout living room features a cozy log burner, perfect for colder months. A spacious double bedroom with a renovated shower room and WC, adorned with modern travertine tiles, is present. Further exploration reveals an open plan snug, kitchen, and dining room equipped with ample space, built-in cupboards, and a traditional AGA cooker. The kitchen opens to a private courtyard, ideal for outdoor dining and relaxation. Upstairs, two additional double bedrooms with ample natural light and a shared shower room offer comfort and convenience for family or guests.

Mad Nelly is a charming property that offers a comfortable and stylish living space and is currently used as a holiday rental.

As part of Wheeldon Farm, guests can indulge in the use of a range of fantastic communal facilities, including an indoor heated swimming pool, gym, games room, hospitality suite and communal garden. The property also benefits from 2 parking spaces, visitors parking and additional outdoor storage. This is a very unique offering and a great addition to entice any potential holiday guests. For those who love exploring the outdoors, there are many picturesque country walks nearby, offering stunning views of the rolling hills and countryside of Dartmoor. If you're feeling adventurous, there is direct access with a leisurely one-mile stroll to the River Avon, where you can enjoy peace and tranquility.



**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** South Hams District Council

**Services:** Mains electricity. Private water and drainage. LPG gas and oil tank central heating.

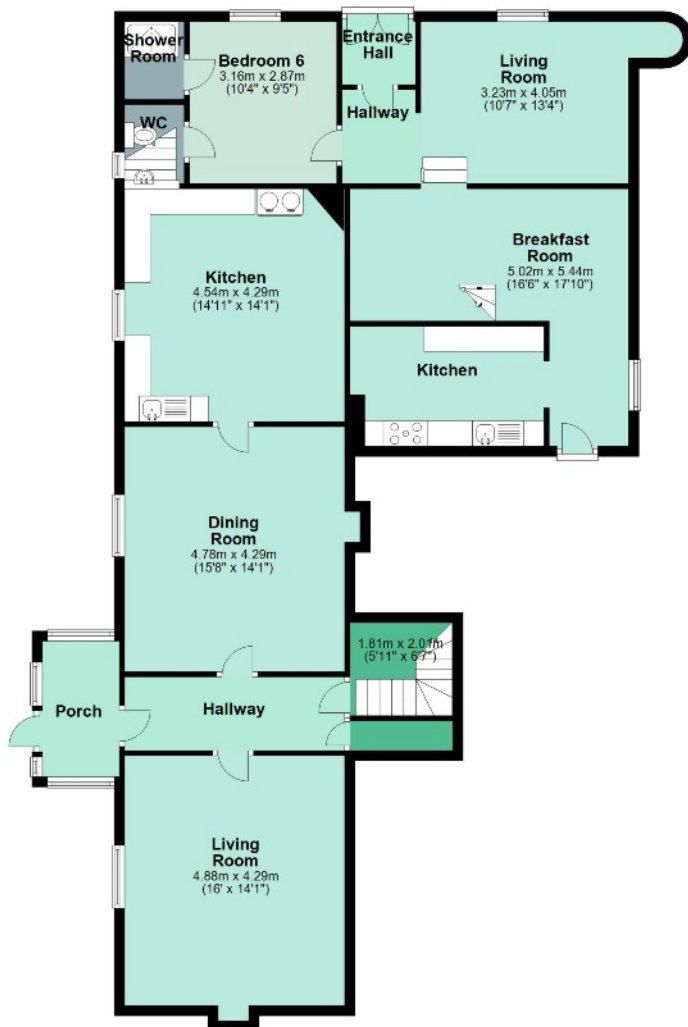
**Service Fee:** TBC

**Directions:** From our office in Kingsbridge turn right down Duncombe Street and continue straight up the hill out of Kingsbridge. When you reach the roundabout take the 2nd exit towards Totnes and Dartmouth. Follow the A381 for 3.6 miles and turn left onto Short Lane. Follow the road into Moreleigh and take the right turn into Dipford Turn. Stay on the lane for 1.5 miles, turn left at Crabadon Cross towards Curtisknowle. As you drive down the lane, Wheeldon Farm is the next right turn.

**Viewing's:** Very strictly by appointment only.

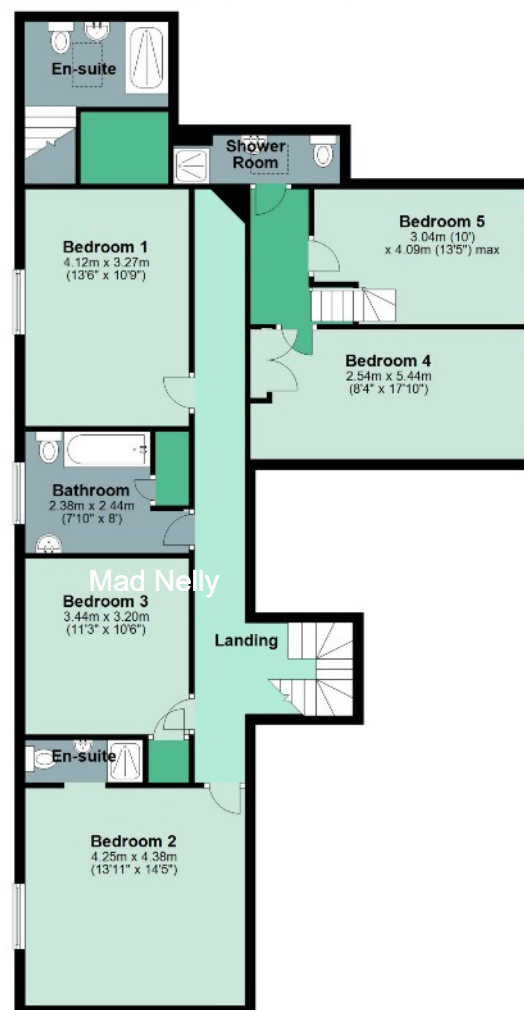
### Ground Floor

Approx. 138.7 sq. metres (1493.1 sq. feet)



### First Floor

Approx. 114.4 sq. metres (1231.3 sq. feet)



Total area: approx. 253.1 sq. metres (2724.4 sq. feet)

**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	36
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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Mad Nelly

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