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WOODCOMBE FARM

CHIVELSTONE, NR KINGSBRIDGE • TQ7 2NJ



WOODCOMBE FARM

GROUND FLOOR

The main farmhouse, once a beautiful family home, has unfortunately fallen into disrepair over the years and now requires a complete refurbishment. We haven't listed the number of rooms because seeing the property in person is essential to appreciate its potential—no brochure can truly convey the dream that this place offers. It's important to note that the house is currently uninhabitable and will need significant work to restore it to its former glory.

EXTERNAL

Large Private Driveway | 2 Equestrian Barns | Sand School | Multiple out Buildings | Large Lake | 26 Acres | Gardens and Grounds





“A rare opportunity to acquire a complete refurbishment project nestled in a picturesque countryside setting”...

Nestled in the beautiful South Hams countryside and just minutes from the charming village of East Prawle, Woodcombe Farm offers a rare opportunity for those willing to give time and investment into an exciting full refurbishment.

- 26 Acres set in a secluded rural position
- Huge potential
- Large lake
- Sand school and Equestrian stables
- Close to amenities
- Distant sea views
- Multiple business opportunities could potentially be a holiday complex
- All the above Subject to Planning Permission

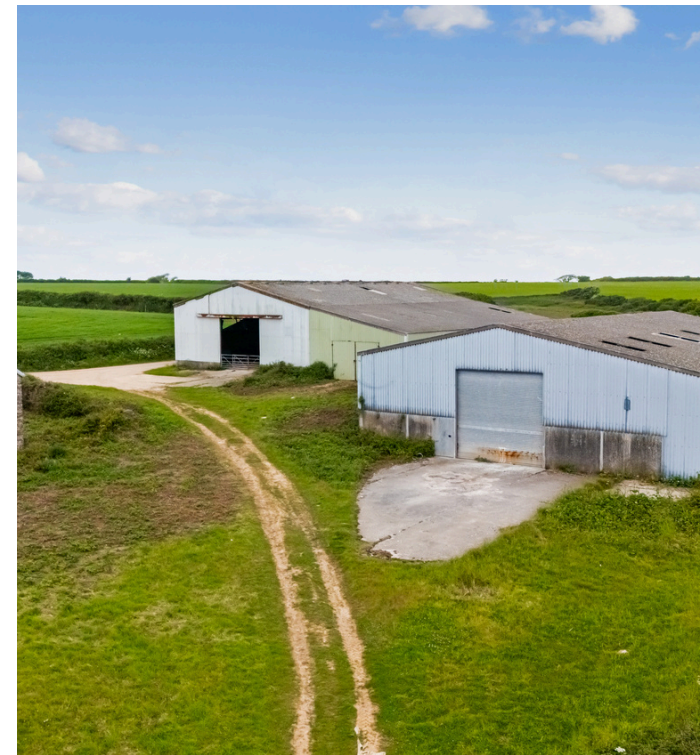


Though the property requires significant work, the rewards will far outweigh any initial concerns. Its enviable location is not only close to the market towns of Kingsbridge and Dartmouth, but is also a short drive from East Portlemouth - home to some of the most stunning sandy beaches in the South Hams including Mill Bay, Sunny Cove and Smalls. Additionally, a quick ferry ride from East Portlemouth takes you to the bustling town of Salcombe, with its array of shops, ranging from gin and chocolate making experiences to waterfront eateries and walks along the picturesque South West coastal path.

The farm is conveniently located close to South Pool, East Prawle, Kingsbridge and Dartmouth, allowing easy access to local amenities, including the renowned Gara Rock Hotel on its doorstep. Woodcombe Farm is full of untapped potential situated within an Area of Outstanding Natural Beauty (AONB). This sprawling estate extends across 26 acres of picturesque landscape, boasting a large lake, a quaint farmhouse and an array of outbuildings and stables.

While Woodcombe Farm may have weathered the passage of time, its potential is immense. Dream big and re-imagine this vast canvas as your own. Don't dismiss Woodcombe Farm or its location without giving it serious thought. This property offers potential not just for developers, but also for those seeking a unique and rewarding project.

With the vision to breathe new life into this historic gem, whether as a grand main residence complemented by charming holiday let barns, the lucrative potential of selling renovated barns, owning and leasing the sand school and stables or alternatively carving your niche in the hospitality industry and creating a luxury boutique country hotel... The possibilities are endless!



CHIVELSTONE AREA

Chivelstone is a small rural parish surrounded by lush green fields and scenic countryside as well as being equal distances between South Pool and East Prawle. The village is positioned within the southernmost tip of the South Hams and is a stones throw away from the renowned rugged coastline with its dramatic cliffs and beautiful beaches. This secluded part of Devon feels like you have stepped back to a simpler time with its close-knit community, working farms, two nearby popular pubs and a scattering of hidden away cafes. The local residents are known for their warmth and hospitality, often gathering for village events and activities. Agriculture remains a cornerstone of life here, with many of the surrounding fields actively farmed. This connection to the land adds to the village's rustic and authentic charm. The area has a long history with evidence of settlement dating back to medieval times. The village itself has several historic buildings and sites of interest.

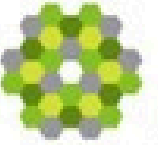
Chivelstone is also a great base for exploring the broader South Hams area. Its proximity to the coast means that beaches and coastal paths are just a short drive away, offering plenty of opportunities for outdoor adventures. Whether you're interested in hiking, bird watching, or simply enjoying the stunning landscape

Both villages are relatively remote and are primarily accessed by narrow country roads. Public transport is limited, so having a car is usually necessary for visiting and getting around the area. Kingsbridge 6.6 miles - Salcombe 12.6 miles - Totnes 17.3 miles (Railway link to London Paddington) - Dartmouth 12.8 miles

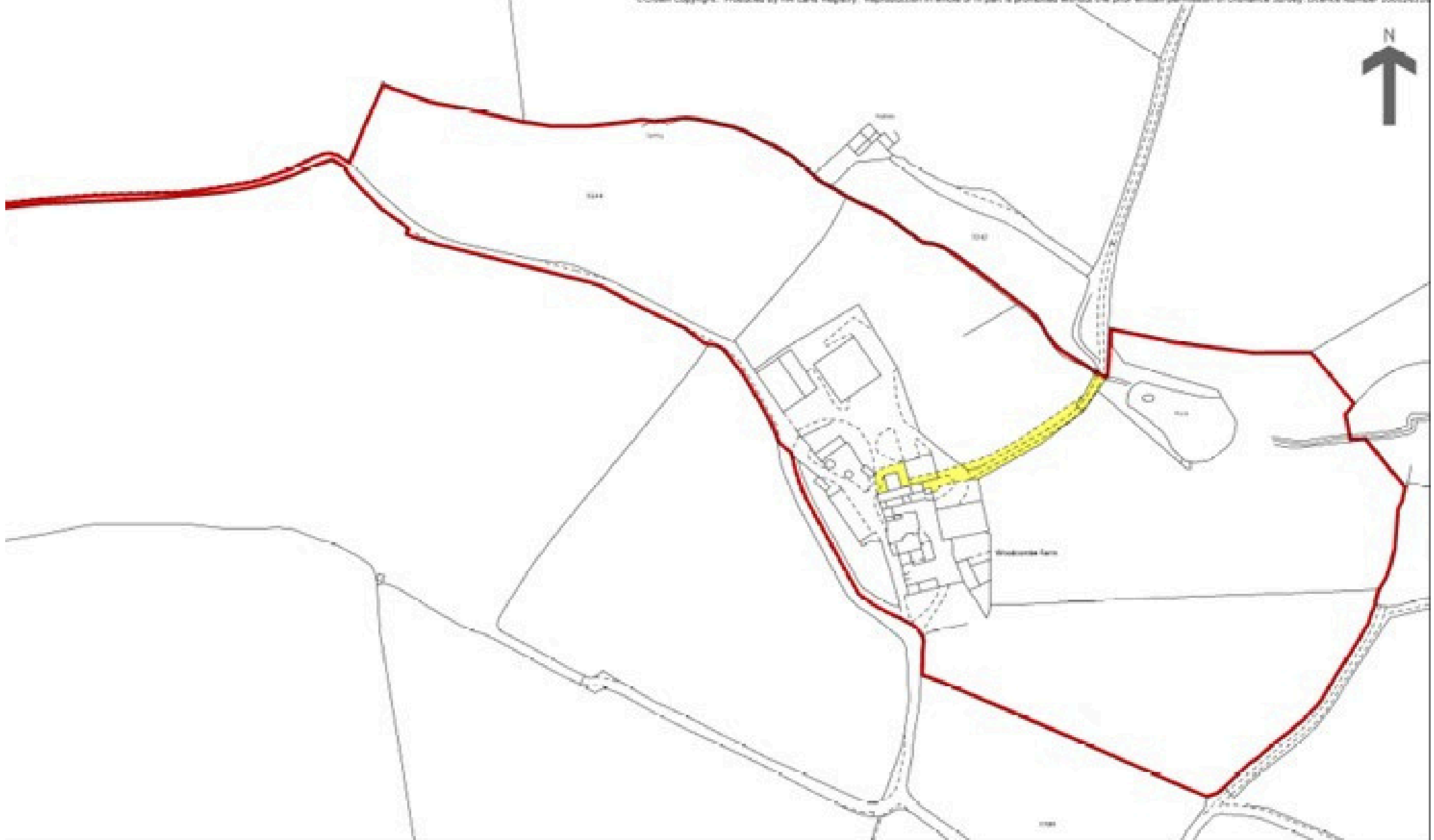


HM Land Registry
Current title plan

Title number **DN488945**
Ordnance Survey map reference **SX78375E**
Scale **1:2500**
Administrative area **Devon : South Hams**



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Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: TBC

EPC: Current G (7) Potential C (79)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge follow the A379 towards Frogmore. As you enter the village turn right to go over the bridge and continue straight up the hill. At the next junction take a left signposted East Prawle. Go through the hamlet of Ford and as you reach the junction take a right signposted East Prawle. Follow the road until you see a wishing well and take a left. The estate will be at the end of the lane.

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