

# THE CARRIAGE HOUSE HOLBETON



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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COASTAL, TOWN & COUNTRY

## The Carriage House | Alston | Holbeton | Devon | PL8 1HN

Approached via a picturesque tree-lined drive, this beautifully renovated country home epitomises seamless indoor-outdoor living while maximising stunning countryside views. Thriving three-bedroom holiday letting cottage, equestrian facilities with stables and a ménage, a historic walled garden and a productive kitchen garden. A flourishing wildlife haven has been created. Set within approx. 5.7 acres and just minutes from Mothecombe Beach and scenic coastal walks.

### Mileages

Mothecombe Beach 2 miles, Holbeton 2.5 miles

Newton Ferrers/Noss Mayo 2.5 miles, Plymouth 10 miles, A38 7 miles,

M5 Exeter 35 miles/45 mins (Mileages are approximate)

### Accommodation

#### Ground Floor

Entrance Hall | Study/Library | Kitchen / Breakfast Room

| Utility Room | Dining Room | Sitting Room

| Bedroom with En-Suite | Bedroom | Bathroom |

#### First Floor

2 Bedrooms | Family Shower Room

#### Annexe

Bedroom with En-suite | Two Further Bedrooms | Family Bathroom | Kitchen / Dining /

Sitting Room | Balcony

#### Stables

Four Stables | Foaling Box | Tack/Feed Store |

40m x 20m rubber chip Ménage | 5.7 acres in total

#### Outside

Balcony | Courtyard | Walled Garden | Kitchen Garden | Gym / Games Room

| Former Indoor Pool/ Studio/ Office / Further Ancillary Accommodation (STP)

### Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

### Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore Street Kingsbridge Devon TQ7 1PP



## The Carriage House

“This property is perfectly positioned for  
those who cherish both coastal and  
countryside living”



A splendid entrance hall makes a striking first impression, creating an immediate sense of space and elegance as it welcomes you into this exceptional home. Off the entrance hall, double doors open into the sitting room, allowing light to flood in and offering a through-view from the hallway to the countryside beyond. The spacious L-shaped sitting room offers a flexible living area, enhanced by a wood burner for cosy evenings. Patio doors lead onto a decked balcony, creating a seamless indoor-outdoor lifestyle and framing impressive views over the grounds and the countryside beyond.

The principal bedroom is conveniently located on the ground floor, it features a dressing room, en-suite bathroom, and direct access to a decked balcony that overlooks the rolling landscape. Also on this level is a further bedroom and a stylish family bathroom. Upstairs, two additional bedrooms and a shower room offer further accommodation.

At the heart of the home lies the superbly crafted kitchen/breakfast room, showcasing bespoke cabinetry and premium fittings that combine style with everyday practicality. A well-equipped utility room, just off the kitchen, provides extra storage and workspace for daily needs. The kitchen flows seamlessly into the family/dining room, where expansive windows and patio doors fill the space with natural light and open onto the south-facing terrace. Here, the beautifully enclosed walled garden creates the perfect setting for al fresco dining, social gatherings, or peaceful relaxation. The shelter provided by the historic stone walls creates a unique microclimate — perfect for cultivating a wide range of plants. This beautiful historic walled large garden evokes the grace and romance of country houses of old and whether tended with passion or simply admired for its beauty it is certainly an important feature of this home.

Approaching the property, you are welcomed by the charm of the small hamlet of Alston, leading you along a right of way through a beautiful, tree-lined driveway that remains part of historic Alston Hall. After passing through private electric gates into the Carriage House entrance, attractive blossoming cherry trees line both sides of the driveway towards a sweeping turning circle, its central island planted with an array of attractive plants. This fabulous approach offers an elegant introduction to the property.

For those who value self-sufficiency, the property features a well-established vegetable and fruit garden, supported by a productive polytunnel that enables year-round growing. This productive corner of the garden offers a true taste of the good life — the simple pleasure of growing your own, harvesting with the seasons, and enjoying the rewards of a more grounded, rural lifestyle.

The current owners have thoughtfully nurtured the environment, resulting in a haven for wildlife and birdlife. This thriving ecosystem enhances the property's serene atmosphere, offering countless opportunities to connect with nature—whether birdwatching from the balcony, enjoying a quiet moment beneath the trees, or wandering through gardens alive with seasonal colour. This is more than a home — it is a living landscape and a true sanctuary for nature lovers.

The grounds are complemented by a superb equestrian setup in close proximity to the house. The four well-appointed stables, a tack room/feed store, and a loose/foaling box ensure the highest level of care and convenience for horses. The secure hard standing area provides the great space for grooming, farrier visits, or simply enjoying time with your horses in a safe, accessible environment. The 40m x 20m rubber chip ménage is perfect for training and schooling and the property extends in total to just over 5.7 acres with ample grazing within. The local area offers exceptional hacking opportunities, with access to the nearby Mothecombe Beach, just a short ride away. This stunning location provides the perfect setting for coastal rides, offering scenic views of the surrounding countryside and the beach itself. The combination of private facilities and nearby natural beauty makes this property a true equestrian haven.











The property also offers a range of outbuildings, adding further appeal and versatility. The double garage has been thoughtfully converted into a gym, leisure, and games room, creating a fantastic space for fitness, relaxation, or entertaining.

Additionally, there is a detached former indoor pool room, which offers exciting potential for transformation. With some investment, the existing pool could be reinstated, adding a luxurious feature to the property. Alternatively, the space could easily be adapted into a studio, independent home office, or further ancillary accommodation (STP), offering the perfect environment for work, personal wellness or further income potential.

A standout feature of this property is the 3 bedroom annex, which is already a highly successful holiday let due to the location and demand for coastal getaways. This self-contained space offers a kitchen/living/dining area, three bedroom (1 en-suite) and a family bathroom providing both comfort and independence for guests. Whether used for generating rental income or as extra accommodation for family or friends, the annex is a versatile and valuable asset. There is also potential to reconnect the annex with the main house through a connecting point between the kitchen in the annex and bedroom 4 in the main house. This could be a fantastic option for those seeking a larger living space or looking to integrate the two areas for multi-generational living, while still maintaining some privacy.

The property benefits from a range of energy-efficient features that enhance both comfort and sustainability. Two 4kW solar panel arrays generate a feed-in tariff income of approximately £1,000 per year, alongside valuable savings on electricity costs. In the main house, a new high-efficiency boiler was installed in 2020. Ceiling insulation has been added in the sitting room; there is double glazing throughout, with triple glazing in the large kitchen window; new radiators have been fitted with thermostatic controls; loft insulation has been increased; and internal wall insulation has been added to the principal bedroom and the north side of the living room. Together, these improvements contribute to the property's excellent EPC B rating. A new boiler has also been installed in the annex since our clients purchased the property, along with loft insulation and double glazing throughout.

Located within easy reach of the renowned Mothecombe Beach and the picturesque estuary villages of Newton Ferrers and Noss Mayo, this property is perfectly positioned for those who cherish both coastal and countryside living. The nearby village of Holbeton also offers a village store, school, church and village pub. The South West Coast Path is nearby, offering stunning walks along one of England's most scenic coastlines.





# The Stables





The Annex





“A thoughtfully nurtured environment, resulting  
in a haven for wildlife and birdlife.”





# Property Details

|                               |   |
|-------------------------------|---|
| <b>Services:</b>              | Oil fired central heating. Mains water and electricity. Private drainage.                                   |
| <b>EPC Rating Main House:</b> | Current: B - 86 Potential: B - 90   |
| <b>EPC Rating Annex</b>       | Current C - 74 Potential B - 83   |
| <b>Council Tax:</b>           | Band F  |
| <b>Tenure:</b>                | Freehold  |
| <b>Authority</b>              | South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234 |

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Yealmpton, take the A379 towards Kingsbridge and after approximately 2 miles, turn right to Holbeton. Continue for 3 miles, past both turnings to Holbeton and continue on through Battisborough Cross. After a further ½ mile, turn right to Alston, continue for approximately 200 yards and turn left into the entrance for Alston Hall. The entrance to The Carriage House is on the right after 200 yards.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office.  
Tel: 01752 873311.





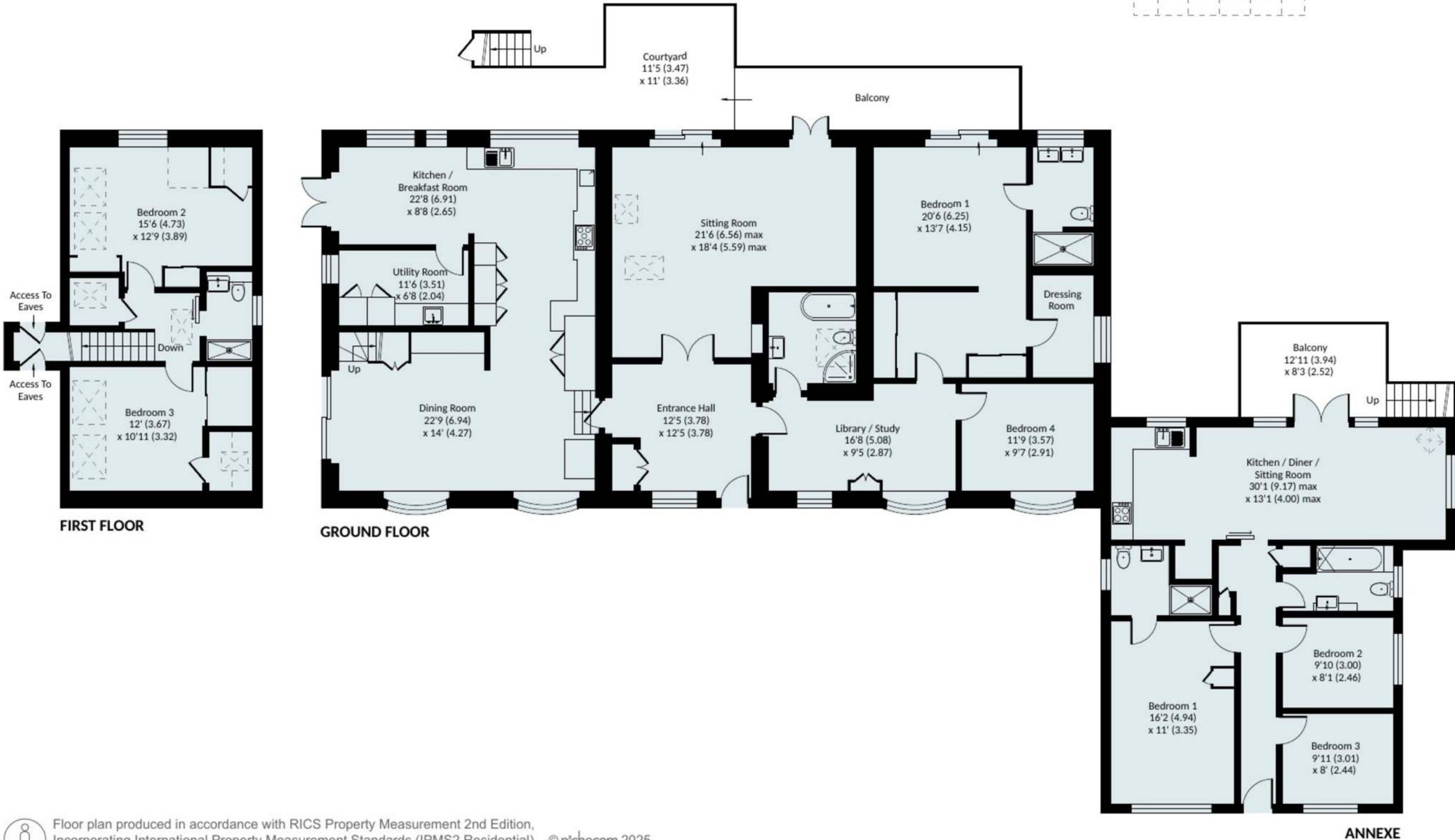
# Floor Plans



Approximate Area = 2534 sq ft / 235.4 sq m  
Annexe = 885 sq ft / 82.2 sq m  
Limited Use Area(s) = 117 sq ft / 10.8 sq m  
Gym / Games Room = 450 sq ft / 41.8 sq m  
Outbuildings = 1728 sq ft / 160.5 sq m  
Total = 5714 sq ft / 530.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Marchand Petit Ltd. REF: 1244680

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





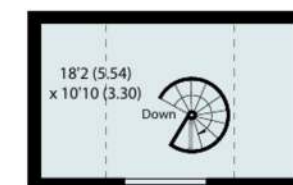
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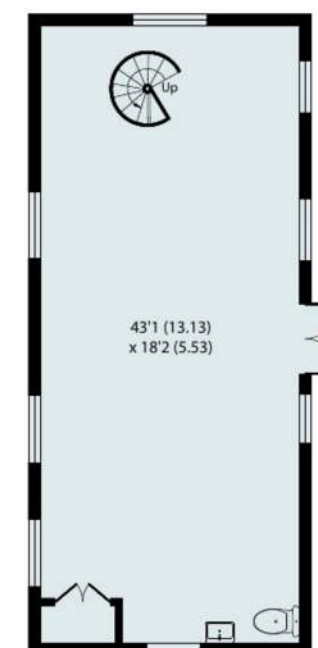
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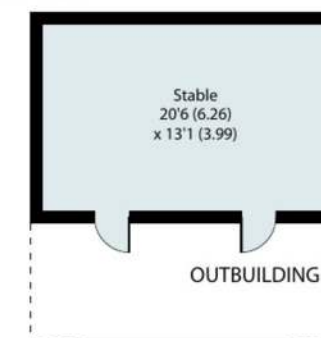
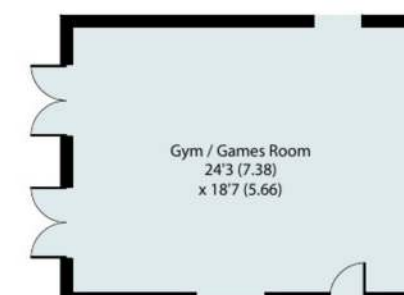
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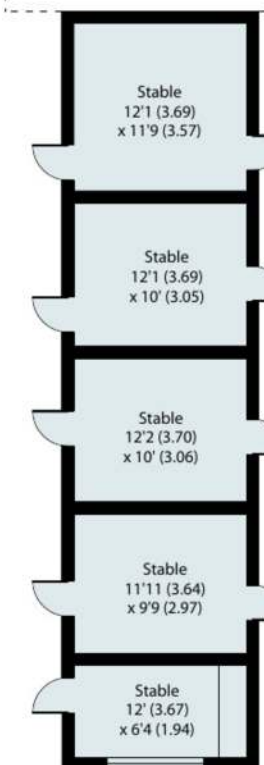
STUDIO FIRST FLOOR



FORMER INDOOR POOL / STUDIO



OUTBUILDING 3



OUTBUILDING 2







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