



FARWELL HOUSE

Rectory Lane • Stoke Fleming • Devon • TQ6 0QB



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A 5 bedroom Grade II Listed former rectory in this South Hams village which has been meticulously refurbished to a high standard throughout, featuring a self-contained 3 bedroom wing and separate 3 bedroom cottage, all within walking distance of the beautiful Blackpool Sands beach.

Mileages

Dartmouth 3 miles • Kingsbridge 12 miles • Totnes 13 miles (all distances are approximate)

Accommodation

Ground Floor: Reception hall • Drawing room • Dining room • Library • Kitchen/breakfast room • Back kitchen/study
Cellar • Plant room • Utility room & store

First Floor: Principal bedroom suite with dressing room & en suite bathroom • En suite guest bedroom
Three further bedrooms • Family bathroom • Separate shower room

East Farwell

Ground Floor: Kitchen/breakfast room • Family room

First Floor: Main bedroom with en suite shower room • Two further bedrooms • Family bathroom

Farwell Cottage

Kitchen • Lounge with dining area • Main bedroom • Two further interconnecting bedrooms • Family bathroom

Outside

Driveway leading to a double garage & parking • Further double garage & parking for East Farwell
Two parking spaces for Farwell Cottage • Additional parking at Farwell Cottage
Substantial mature gardens together with a full width paved terrace & summer kitchen with hot tub and bread oven



Prime Waterfront & Country House Department
01548 855590
pwch@marchandpetit.co.uk
94 Fore Street, Kingsbridge, Devon, TQ7 1PP

Kingsbridge Sales Department
01548 857588
kingsbridge@marchandpetit.co.uk
94 Fore Street, Kingsbridge, Devon TQ7 1PP



Description

A stunning 5 bedroom Grade II Listed former rectory which has been lovingly and meticulously refurbished to an extremely high standard in the very heart of this coastal South Hams village with a self contained 3 bedroom wing and a separate 3 bedroom cottage, all within walking distance of the beautiful Blackpool Sands beach.

Comprising of Farwell House which is a stunning Grade II Listed home, East Farwell, a 3 bedroom self contained wing and Farwell Cottage, a separate 3 bedroom cottage. This glorious and unique property was formerly the village rectory and the whole estate comprises of wonderful mature more formal gardens together with wooded areas, a wildlife pond and an abundance of superb mature planting. The whole sits in a plot of approx 1.4 acres.

The popular South Hams coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office and village stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.



Farwell House

Originally the village rectory, Farwell House is an elegant Grade II Listed home, with beautifully proportioned rooms which adjoins neighbouring farmland to the rear and looks out towards the village centre and Start Bay to the front. A sweeping driveway leads to the front of the house, and the original Georgian part of which was built in 1834 and the Victorian extension having been added later in the 19th century.

The current owners have lovingly carried out a comprehensive programme of renovation works and have sympathetically brought the house back to its original former beauty. They have reinstated marble fireplaces, original shutters and fitted reclaimed cast iron radiators together with marble flooring, as well as the replacement of electrics, plumbing and heating, including underfloor heating, solar panels and zoned electrics which have all come together to create comfortable and stylish 21st century living. With such a wonderful ambience throughout, this fabulous home has been enhanced with the expertise of a well respected interior designer who has helped create the most stunning family home with plenty of space for entertaining.

A welcoming entrance vestibule with traditional black and white floor tiles begins the journey. The main hallway is dominated by the beautiful 19th century double staircase lit by a domed circular lantern window allowing natural light to flood in. The main reception rooms all have large floor to ceiling sash windows and are south facing. The quality and finish of the beautifully designed kitchen renovation is exceptional. With contemporary touches, such as copper cladded facings over the full size sliding doors leading out onto the summer kitchen with built in BBQ and professional Bushman wood burning oven. The use of copper continues with a bespoke copper central island. Integrated fittings include a Quooker tap, Fisher and Pykal fridge / freezer, LPG gas hob and induction hob, and a controllable 5 oven Aga type cooker with integrated electric double oven and a separate Liebherr drinks fridge.

The elegant and wonderfully proportioned drawing room is off the hallway opposite the kitchen with double doors opening out onto the terrace and garden. There is a formal dining room with full length sash window opening onto the terrace. The library/ sitting room is the third of the main reception rooms, designed with a private members club vibe, complete with hidden cocktail cabinet behind a Georgian door. Towards the rear of the house is a cloakroom, wine cellar, plant room and utility boot room/store.



The double imperial staircase leads to the first floor, lit by the Georgian lantern window, and the same attention to detail continues throughout. The spacious open landing area leads to the bedroom accommodation. The superb main bedroom suite has exceptionally large windows providing an abundance of natural light and views across the garden to the church and sea beyond. There is a dressing room which has full length wardrobes and a fabulous retro bathroom with a 1950s pink suite which has been re-purposed from elsewhere in the house. There are a further four bedrooms, one with en suite shower room, two of which share the family bathroom with jack and jill doors and there is a further family shower room.

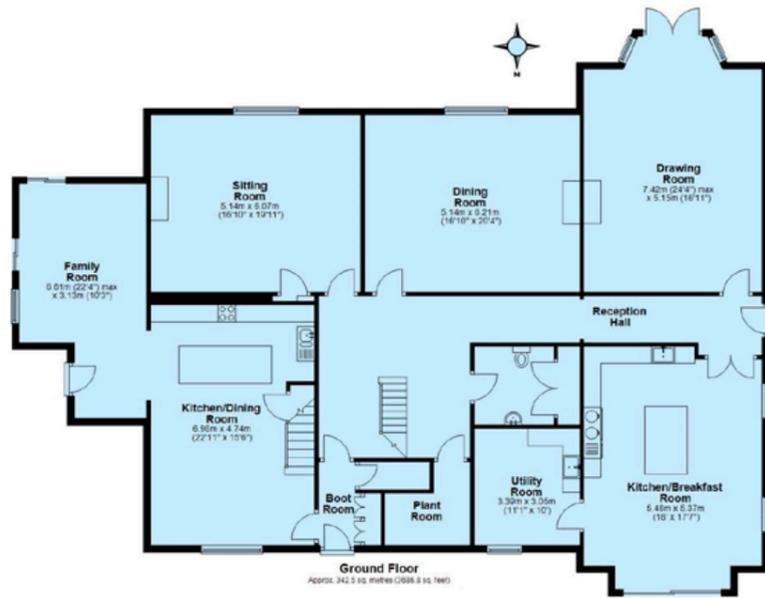


East Farwell

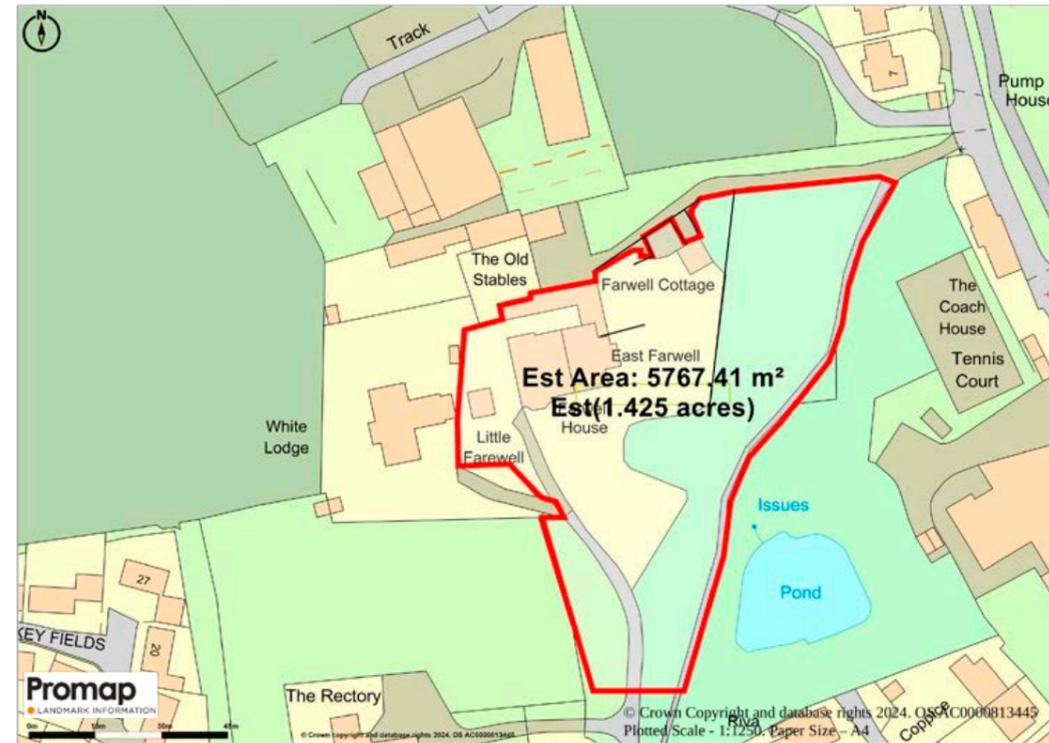
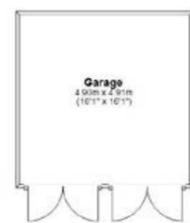
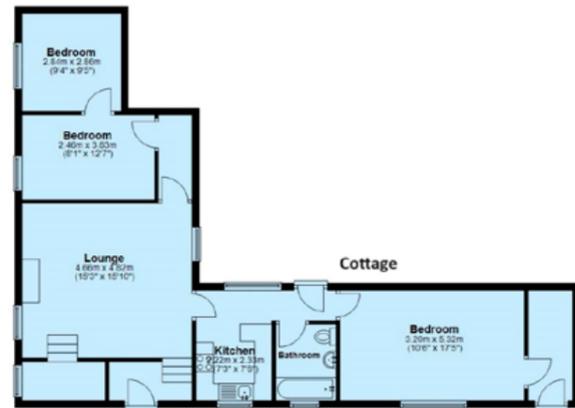
The East wing of the property has also been completely reconfigured and extended by the present owners at the same time as the main house and is connected to the main house from the ground floor utility room and also via a door in bedroom 5. This now comprises of a delightful family home. but it would equally make an ideal home for multi-generational living or live in accommodation. On the ground floor is an open plan kitchen /dining / living area with high ceilings leading to a copper framed extension which leads out onto a large decked terrace. There are three bedrooms, the master has an en suite shower room and a family bathroom on the first floor. East Farwell also has a separate driveway entrance from a different part of the village. There is a double garage and three parking spaces at the end of the driveway.

Farwell Cottage

This pretty property is a 400 year old Devon longhouse and offers mainly one storey living. It is completely separate to the main house and has a separate entrance although there is a doorway from the internal hallway that leads to the courtyard garden of the main house. Stone steps lead up to the cottage although it can be accessed via a back door with just one step, or from the courtyard of Farwell House. There is a double aspect sitting room open to the eaves and a large fireplace with log burning stove, and a separate dining area overlooking the gardens. The master bedroom is double aspect and there are two further single bedrooms that interlink and a family bathroom. The kitchen has recently been replaced. Off the back of the main bedroom is the laundry room and another store room which could make an ideal home office. Outside there is delightful, secluded courtyard garden and two parking spaces.



Total area approx. 577.1 sq. metres (6211.7 sq. feet)



Gardens & Grounds

Farwell House sits in wonderful mature gardens which have been lovingly created and tended by the current owners and are a particular feature of this home. To the front of the house is a large, paved terrace which is south facing and overlooks the more formal garden. It runs the length of the house and provides a perfect al fresco entertaining area. There is a parking area and double garage at the end of the driveway. To the side of the house is a large pond, a vegetable garden and fruit trees and a large, wooded area. To the rear accessed from the kitchen is the delightful, secluded courtyard garden with a summer kitchen with built-in BBQ and Bushman wood fired oven and a hot tub.



Services

Oil fired central heating and hot water with solar thermal back up for hot water.

Mains water, drainage, electricity and LPG gas.

Local Authority

South Hams District Council
Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Council Tax

Band G.

Tenure

Freehold.

Post Code

TQ6 0QB

Fixtures and 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 Dartmouth, proceed along the A379 coastal road towards Blackpool Sands, following the road in to Stoke Fleming. Bear right at the village shop onto Church Road and then take the first right onto Rectory Lane. The entrance to the driveway of Farwell House is at the very end of Rectory Lane.

Viewing

Very strictly by appointment only through Marchand Petit Prime Waterfront & Country House Department 01548 855590.

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