




PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Slapton, Kingsbridge, TQ7

Guide Price: £5,000,000

Freehold

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This breath-taking family home is situated in the parish of Slapton, Kingsbridge and hasn't been offered to the open market for fifty-eight years. From the moment you drive through the entrance pillars and along the private tree-lined driveway, the ambient beauty and quintessential charm of the home and its grounds become apparent.

The property, constructed of locally quarried stone under a slate roof nestles idyllically in its own grounds and is tucked away in a most secluded and peaceful location, surrounded by mesmerising open countryside in an area of outstanding natural beauty. The current owners purchased Scarswell and the surrounding land in 2012 and have completely transformed the property, whilst retaining many original features. In 2013 the house and grounds underwent extensive renovation, only retaining the original Georgian exterior, whilst internally reconfiguring to suit modern day living. The dwelling has been sympathetically extended with vaulted ceilings to create a wonderfully modern and contemporary kitchen and family living space with a floating oak and glass staircase gives access to a large mezzanine level above. The more recent rear extension of the home offers a one-bedroom self-contained annex, well suited to extended family or holiday accommodation.

The original farmhouse now comprises of a formal dining room with two double doors providing access to the picturesque gardens, a well-presented sitting room, a home office, and cloakroom. On the upper floors, the characterful home offers four double bedroom suites, boasting contemporary finished en suites. The master suite offers a walk-in dressing room and four-piece en suite.

The gardens and grounds have been creatively landscaped by the current owners who have planted the lawn interspersed with fine specimen trees and shrubs. There is a sunken firepit and the original horse-pond which is now an enchanting aquatic garden, limestone flagstones surround the house and courtyard providing fabulous seating areas with views across the grounds and paddock. A traditional Linhay provides garaging for three vehicles whilst housing a large studio and cloakroom above. Behind the Linhay and with its own driveway is the stable yard, further paddock, orchard and vegetable garden.

The attractive and uniquely positioned property offers a huge amount of history with Slapton Sands being used by the US armed forces to secretly practice the Normandy landings in April 1944, known as "Operation Tiger". Residents were evacuated in November 1943 and army officers were billeted at Scarswell.

As an addition to the immediate grounds of the home which measure at approximately *five acres*, there is a further *seventy-five acres* of surrounding fields and pastureland owned by the current owners that can be sold subject to further negotiation.



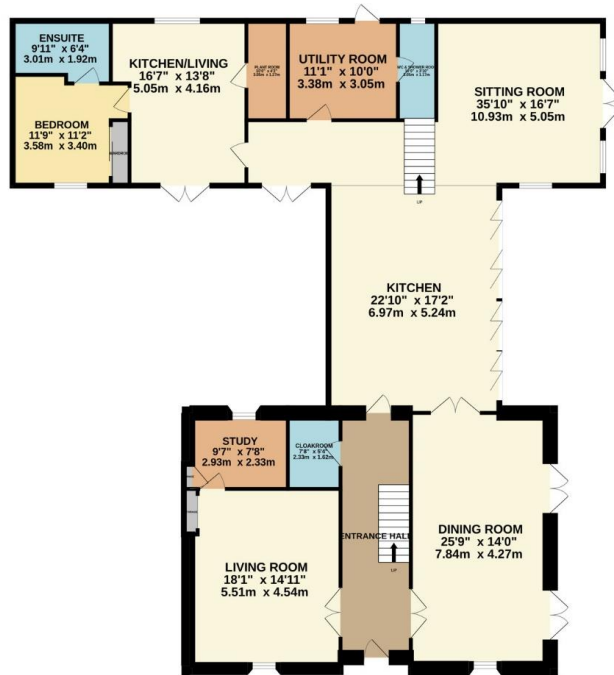




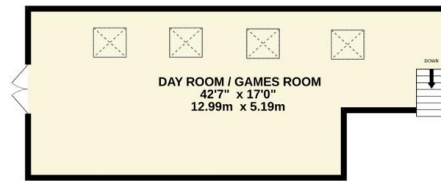


FLOORPLAN

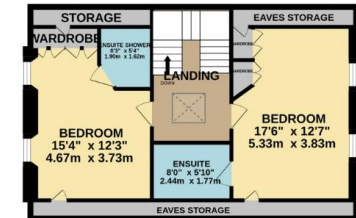
GROUND FLOOR
2301 sq.ft. (213.6 sq.m.) approx.



1ST FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



2ND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 4552 sq.ft. (422.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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DIRECTIONS

DIRECTIONS FROM EXETER:

- Coming from the A377, at the first roundabout, take the 1st exit onto the A30 slip road to Taunton/Barnstaple/M5/Honiton/Exeter Arpt/Plymouth
- Merge onto the A30
- Keep right at the fork, following signs for Plymouth/A38/Torquay/A380
- Continue onto the Devon Expressway (A38) & continue for 23 miles.
- Use the left lane to take the A385 slip road to Paignton/Avonwick/B3210
- At the roundabout take the fourth exit onto Webland Lane
- In 1.1 miles there's a slight right-hand turn onto Plymouth Road.
- 1.2 miles along plymouth road, there is a slight left-hand turn. Signposted Moreleigh/ Kingsbridge
- Continue for 3.9 miles.
- Turn Left, following signs for Hatwell/Kingsbridge/Dartmouth
- Continue for 0.5 miles, then turning right onto the A381
- In 0.4 miles turn left following signs for E Allington/Slapton.
- Continue for 3.8 miles, then taking a sharp left-hand turn, signposted 'Gara Mill'.
- In 50ft there is a slight left turn, finally leading you to the grand entrance of Scarswell.



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Disclaimer

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.