

Wakeham Farm
Aveton Gifford



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A beautifully appointed and substantial Grade II listed farmhouse with ancillary accommodation and approximately 2.2 acres, nestled in the heart of the South Hams.

This impressive Grade II Listed farmhouse is brimming with exceptional charm, unique character, and over 5,000 sq. ft. of versatile accommodation. Ideally suited for multi-generational living, it features spacious rooms and includes a delightful two-bedroom ancillary cottage. Set in two acres, the property enjoys wonderful countryside views along with various outbuildings and garaging.

The property

The entrance hall includes stairs to the first floor with storage beneath and provides access to the principal reception rooms. The front-aspect sitting room enjoys rural views, exposed timber flooring, built-in alcove storage, and a fireplace with an inset burner. The dining room shares the same outlook, with flagstone flooring and a characterful inglenook fireplace housing an inset wood burner. The spacious rear-aspect kitchen opens to a courtyard and includes fitted units, an integrated oven and dishwasher, and a Nobel cooker set within a former fireplace. Off the kitchen is a generous utility room with ample fitted units, a sink, and space and plumbing for white goods. There is also a door leading directly outside to a cottage garden.

The west wing comprises the ancillary accommodation. Entering from the rear of the property, you arrive in a laundry room, which provides access to a shower room. A striking tight square newel staircase with rope-hoist balusters—specifically noted in the property’s formal Grade II listing—is a standout feature. Bedroom 4 with a side aspect, exposed beams, and an ensuite shower room leads off the stairwell. Another door from the stairwell opens to an inner hall, connecting two further double bedrooms, 5 and 6, where they share a separate shower room.

An interconnecting door links this wing to the main farmhouse via the formal dining room. Stairs descend to the ancillary reception rooms and kitchen. The cottage-style kitchen has a pleasant garden aspect, fitted units, space for appliances, and room for a breakfast table and chairs, with a door leading directly outside. The charming sitting room enjoys a dual aspect and exposed beams. A further versatile room—ideal as a dining room, music room, or additional bedroom—offers excellent storage and benefits from its own external door.

On the first floor, in the main house are two principal bedrooms, both with front aspects, countryside views, and feature fireplaces. Bedroom 1 also includes exposed floorboards and an ensuite shower room, while Bedroom 2 benefits from a secondary private staircase. The main landing provides access to a stylish family bathroom with a claw-foot bath, W/C, and basin. In the west wing, accessed via its own stairwell, is Bedroom 3, which has a rear-aspect and ensuite bathroom and two exceptionally spacious attic rooms—ideal for storage or potential conversion, subject to consents.



Approaching the property, a row of three stone-fronted garages provides ample parking and excellent storage including boat storage up to approx 9m. To the rear, a charming cottage garden with decorative chippings is bordered by a low-level wall. Steps lead down to additional outbuildings, currently used for storage and as a gym. At the front of the farmhouse is a formal lawned garden with patio areas, enclosed by trees and hedging with al fresco dining areas offered on both sides of the home. The total plot extends to approximately 2 acres and includes three paddocks: a lower paddock to the rear, formerly an orchard with a variety of fruit trees; an upper paddock with a tree-lined perimeter; and a further southern plot with potential for a grass tennis court, all enjoying beautiful countryside views. A shepherd’s hut is available by separate negotiation.

Location

Aveton Gifford is nestled in the heart of the beautiful South Hams in Devon, sandwiched between the nearby towns of Kingsbridge and Modbury, and other sought-after villages. Aveton Gifford has a medieval church, village shop and village hall, an all-weather tennis court and a well-regarded local pub 'Fisherman's Rest'. Swing mooring and mooring tender are available at the nearby Bantham Estate while excellent sailing and boating facilities are available in Salcombe and Kingsbridge. Bigbury and Thurlestone offer popular golf courses. Excellent primary schooling is available in Aveton Gifford, Thurlestone, Modbury and Kingsbridge, while secondary schooling is available at Kingsbridge Community College and Ivybridge Community College. Buses from Kingsbridge, Ivybridge and California Cross have services to Plymouth College and the to the independent schools, Stover, Blundells and Mount Kelly. Postcode region: TQ7

General

Local Authority: South Hams District Council
 Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
 Council Tax: Band E. Annexe Band A
 EPC Rating: E

Restrictive covenants: Please contact the vendors agent for further information.

Right of way: The property benefits from a right of way over the private lane/driveway providing access from the west.

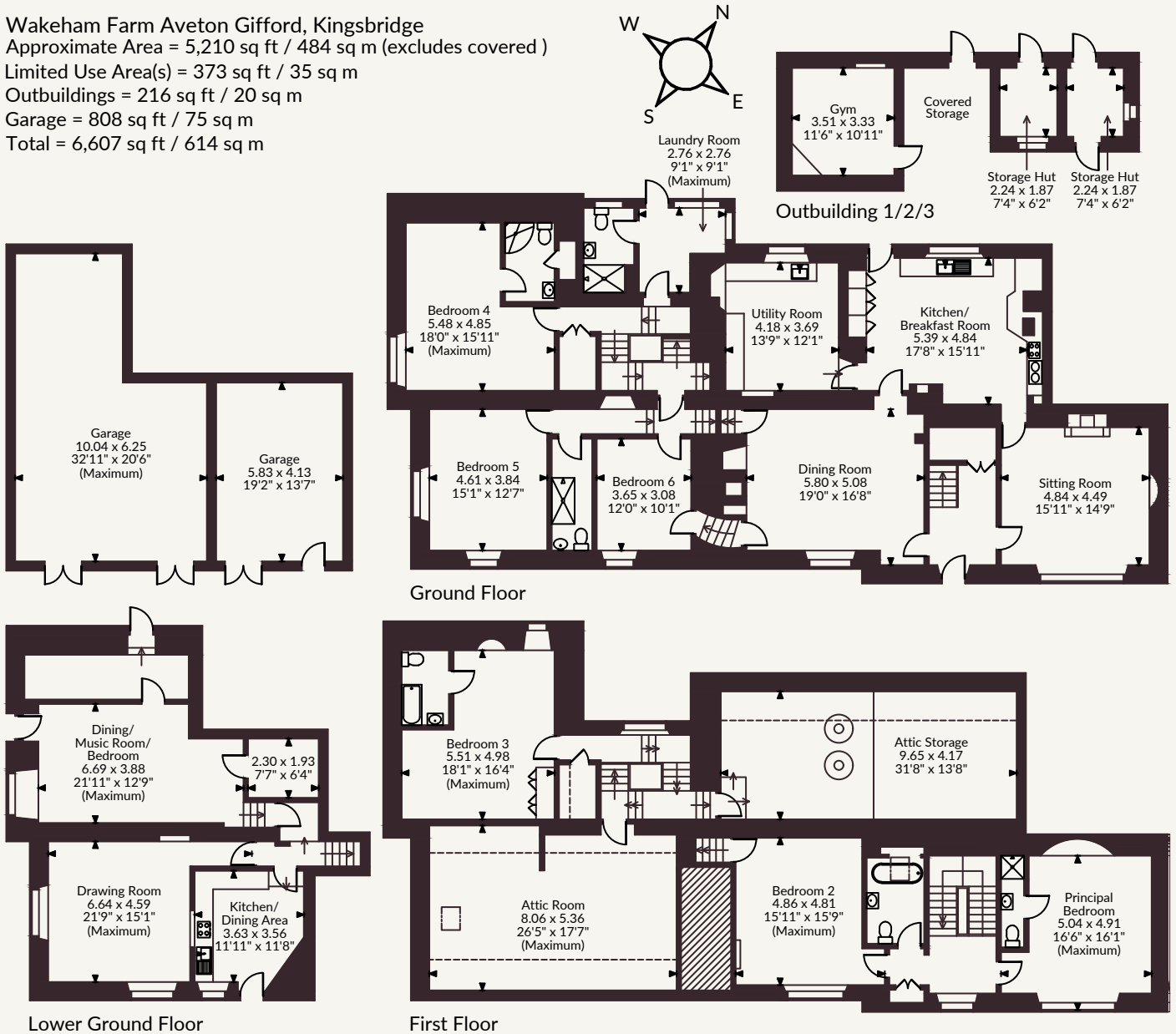
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



5,210 sq ft (484 sq m)
Two reception rooms
Four bedrooms
Five bathrooms
Two-bedroom ancillary cottage
Outbuildings | Triple garage
Gardens | Paddocks | Orchard
Approximately 2 acres
Freehold | Village

Guide price £1,250,000

Wakeham Farm Aveton Gifford, Kingsbridge
 Approximate Area = 5,210 sq ft / 484 sq m (excludes covered)
 Limited Use Area(s) = 373 sq ft / 35 sq m
 Outbuildings = 216 sq ft / 20 sq m
 Garage = 808 sq ft / 75 sq m
 Total = 6,607 sq ft / 614 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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