



Ledstone House & Ledstone Farm

Kingsbridge, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An idyllic, residential farm property with a character farmhouse and a large detached refurbished barn with large outbuildings

A delightful farm property with a charming period farmhouse and outbuildings, including a refurbished 3-bedroom barn and large outbuildings. Set in the idyllic South Hams hamlet of Ledstone, three miles from Kingsbridge and surrounded by stunning rolling countryside, within easy reach of Kingsbridge Estuary and the beautiful South Hams beaches and coastline. Available as a whole or in lots.



5 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



2 LARGE BARNs



38.4 ACRES



FREEHOLD



RURAL/VILLAGE



5,036 SQ FT



**GUIDE PRICE
£1,875,000**



Ledstone House

Ledstone House (Lot 1)

Ledstone House is a splendid, detached farmhouse offering almost 3,000 sq ft of comfortable, flexible living space, with a range of character features including original fireplaces.

Reception rooms to the ground floor of the main house include the generous, dual aspect sitting room with its impressive fireplace, which is fitted with a woodburning stove. There is also a formal dining room with slate tiled flooring and a sunny conservatory in which to relax, while the well-equipped kitchen and breakfast room has fitted storage units, a Heritage Cooker and space for all the necessary appliances and a breakfast table. The ground-floor utility room also provides further storage and space for home appliances.

There is one double bedroom on the ground level, which could also be used as a study. Upstairs there are five further comfortable bedrooms, including the principal bedroom, which has an en suite shower room. One further bedroom is en suite, while another

has its own washbasin. The first floor also has access to a large family bathroom with a bathtub and a separate shower, plus a further family shower room.

Ledstone House benefits from 11.7 acres with gated access ideal for grazing livestock or equestrian use.



Ledstone House



Ledstone House



Ledstone House

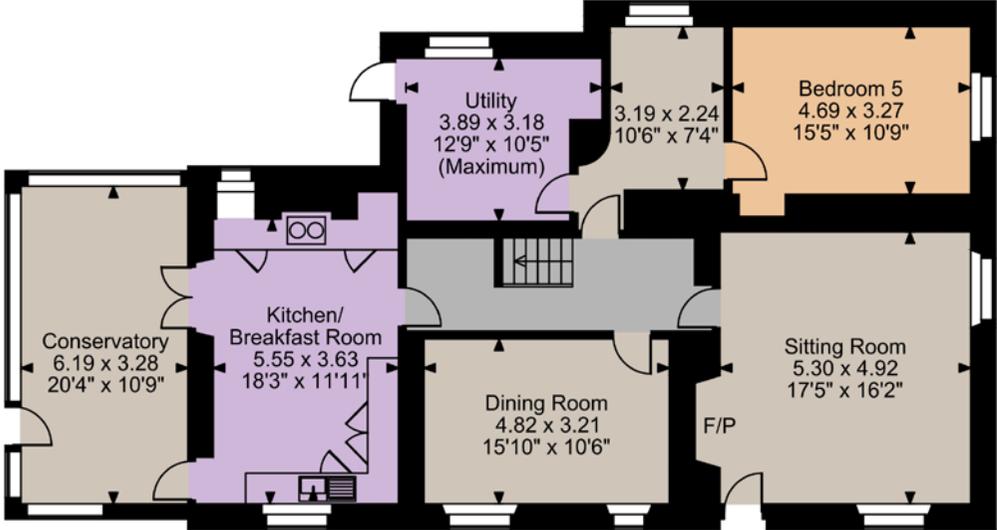
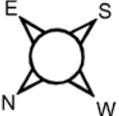


Ledstone House

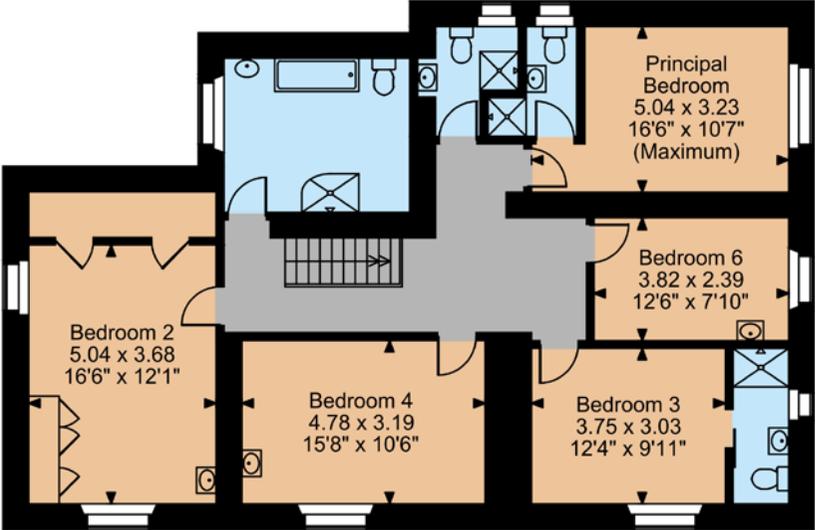


Ledstone House

Ledstone House



Ground Floor



First Floor

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Ledstone Farm (Lot 2)

Ledstone Farm is a detached, refurbished three-bedroom barn, providing a further 2,000 square feet of living space. It includes a 26ft snooker room and a kitchenette on its ground floor, as well as one double bedroom with an en suite shower room. Upstairs there is a well-proportioned sitting room with a vaulted ceiling and exposed timber eaves, as well as a large kitchen and breakfast room with a Juliet balcony to one side and French doors opening to a larger balcony to the other side. The first floor also has one further double bedroom, with an en suite shower room. Ledstone Farm also benefits from a large carport with parking for several vehicles and two large barns currently equipped for equestrian use with loose boxes. The property enjoys approximately 8.1 acres in total.



Ledstone Farm

The land (Lot 3)

Lot 3 includes two large fields close to Ledstone House and Ledstone Farm with gated access, ideal for grazing livestock or equestrian use. The fields enjoy stunning views to the Salcombe and Kingsbridge estuary. In total they measure 18.6 acres.



Ledstone Farm



Ledstone Farm

Location

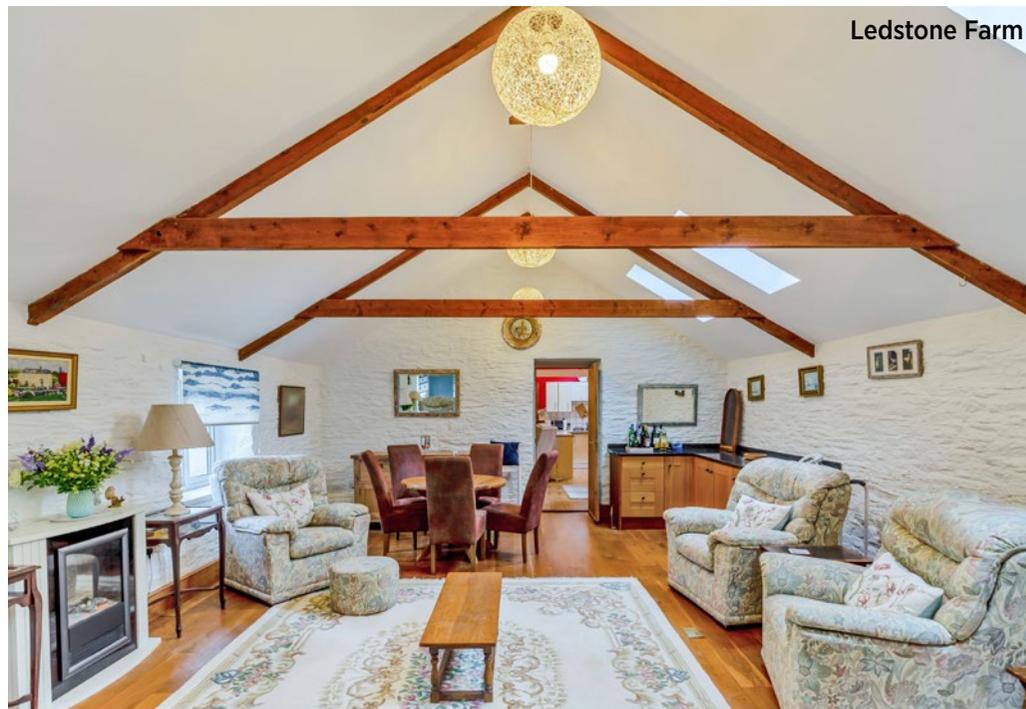
The small hamlet of Ledstone lies in a beautiful South Hams setting, surrounded by rolling countryside and three miles north of Kingsbridge. The principal market town in the South Hams, Kingsbridge offers a good range of day-to-day facilities including independent and High Street shopping, South Hams minor injuries unit and doctors' and dentist surgeries together with two major supermarkets, a cinema, leisure centre, library and numerous public houses and restaurants. The head of the estuary offers boat moorings, quays and slipways while the general area offers magnificent sandy beaches and some fabulous coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are within easy reach, as are 18-hole golf courses at Bigbury and Thurlestone. Further away but still local are Dartmoor National Park, Totnes, Exeter and Plymouth. The property enjoys excellent communication links: Totnes train station offers regular trains to Paddington in less than 3 hours, the nearby A38 Devon Expressway gives access to major towns and to the national motorway network and Exeter Airport offers a growing number of national and international flights.

Distances

- Kingsbridge 2.8 miles
- Salcombe 8.0 miles
- Totnes 11 miles
- Totnes Station 11.4 miles
- Dartmouth 11.5 miles
- Plymouth 21 miles

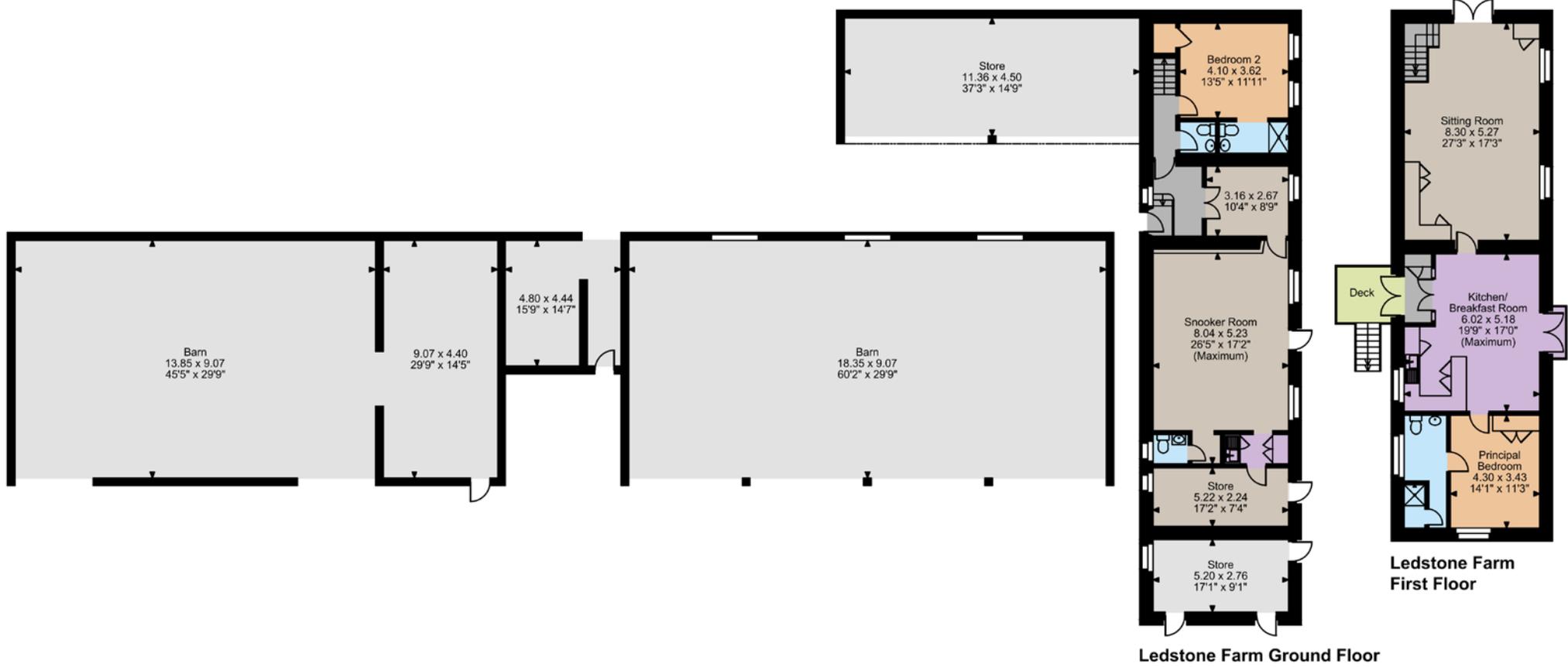
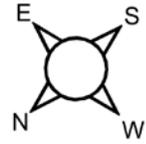
Nearby Schools

- Kingsbridge Community Primary School
- West Alvington C of E Primary School
- Kingsbridge Community College
- Local buses to Blundells School, Stover School and Mount Kelly School.

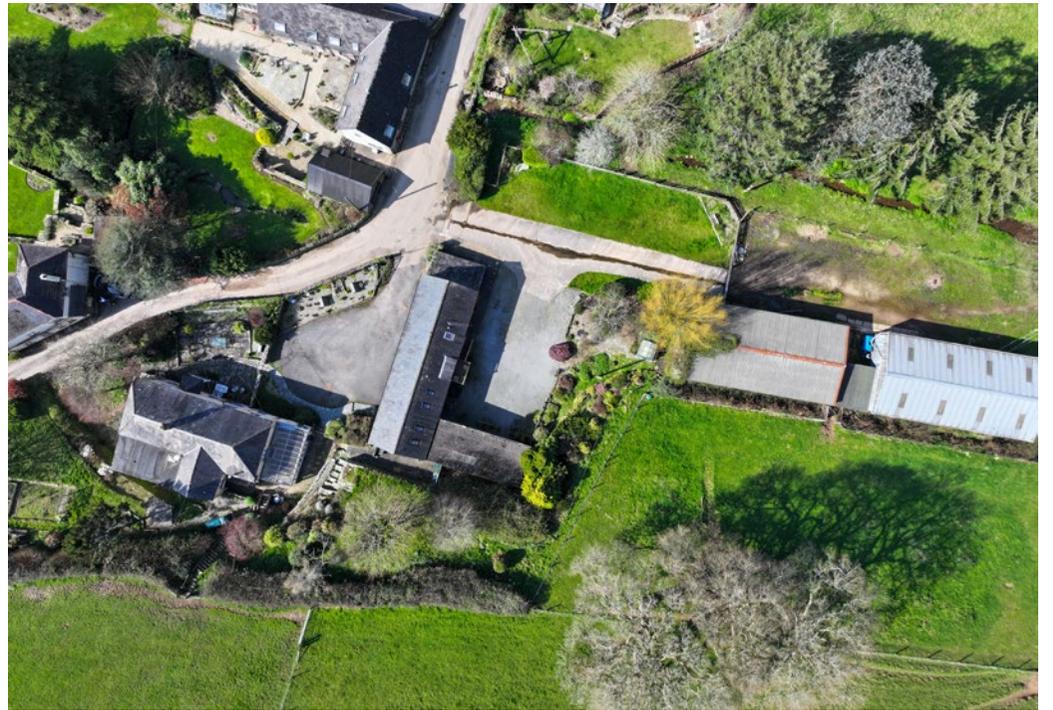


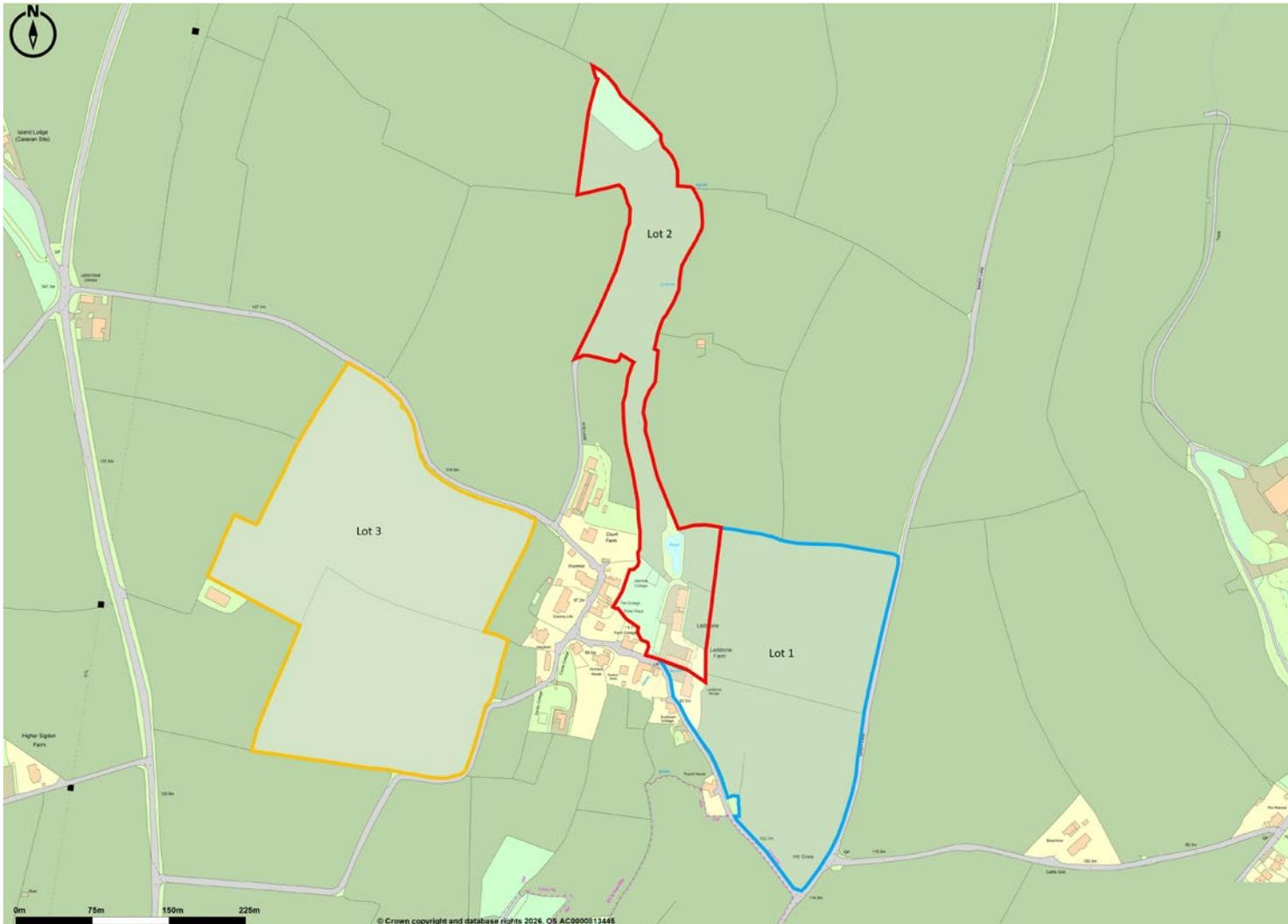
Ledstone Farm

Ledstone Farm



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Floorplans

Ledstone House internal area 2,885 sq ft (268 sq m)
 Ledstone Farm internal area 2,151 sq ft (200 sq m)
 Outbuilding internal area 4,568 sq ft (424 sq m)
 Total internal area 9,604 sq ft (892 sq m)
 For identification purposes only.

Directions

TQ7 2HQ

what3words: ///towel.human.sunshine - brings you to the driveway

General

Local Authority: South Hams District Council

Services: Ledstone House: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
 Ledstone Farm: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

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

Council Tax: Ledstone House: G. Ledstone Farm: D

EPC Rating: Ledstone House: E. Ledstone Farm: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Guide Price: The whole: £1,875,000. Lot 1: £995,000. Lot 2: £700,000. Lot 3: £180,000

Land Plan

Lot 1: 11.7 acres

Lot 2: 8.1 acres

Lot 3: 18.6 acres

The Whole: 38.4 acres

Exeter

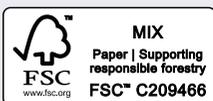
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