



---

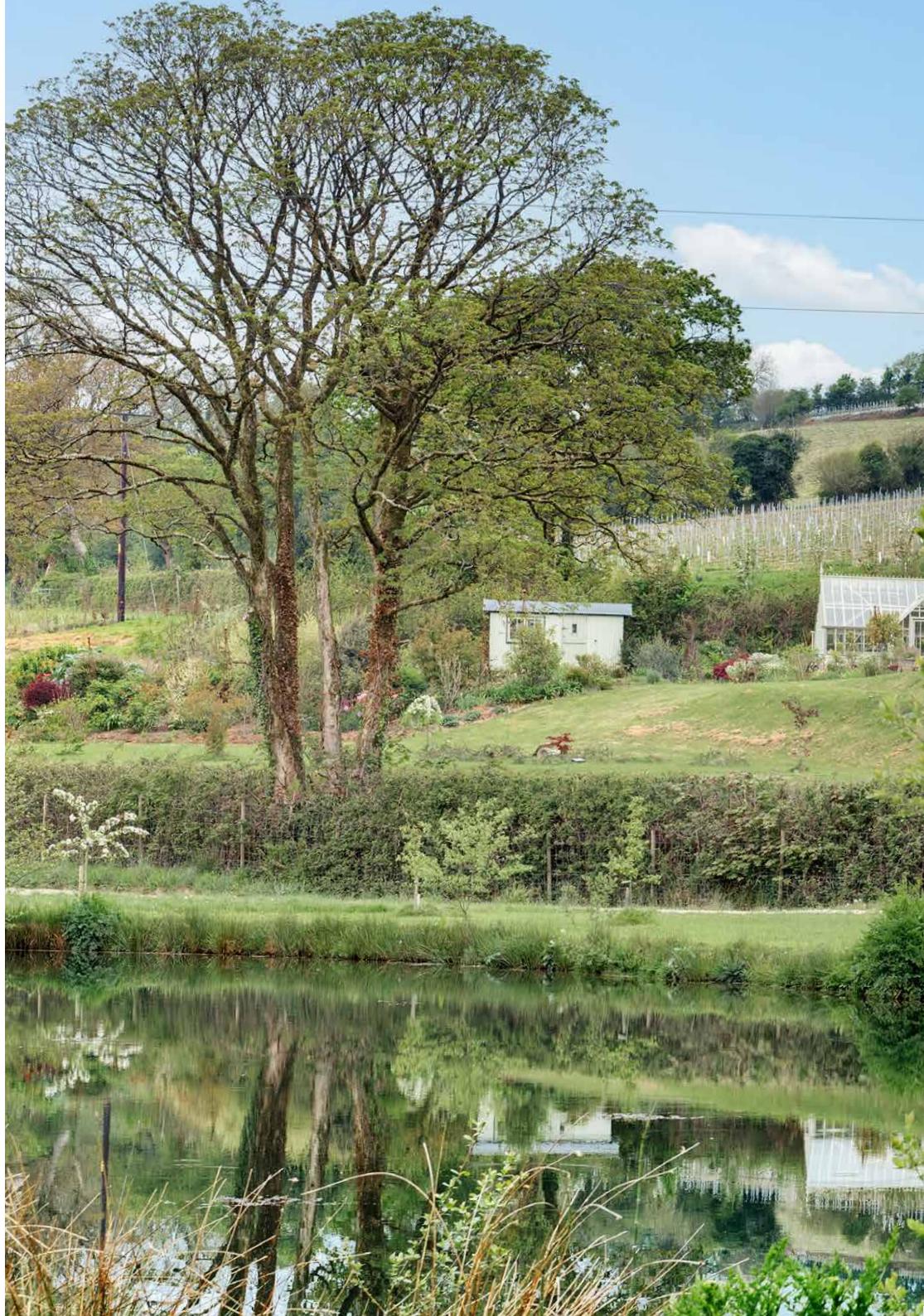
A small residential estate in a breathtaking and tranquil South Hams valley with an award winning vineyard and winery

---

*Available as a whole or in two lots*

The Calancombe Estate, Modbury, South Devon, PL21 0TU

Modbury 2 miles, Ivybridge 6 miles, Totnes 10 miles, Salcombe 14 miles,  
Dartmouth 14 miles, Beaches 8 miles





***Lot One – Calancombe Farm & Vineyard***

*Guide Price £2,600,000*

Beautifully restored 5 bedroom, 6 bathroom Georgian farmhouse  
Home office, gym, private garden with Alitex greenhouse, timber garage & potting shed  
Additional timber garage & outbuildings  
Kitchen garden and greenhouse  
Grazing land, trout stream & ponds  
Productive vines and orchards with excellent income potential  
Purpose built modern winery with commercial kitchen, event space and tasting rooms  
*About 46.90 acres (18.96 ha)*

***Lot Two – Coombe Farm Barns***

*Guide Price £1,650,000*

Attractive 6 bedroom converted barns  
Swimming pool and cinema room  
Self-contained 1 bedroom cottage  
Agricultural storage building with staff facilities  
Grazing land and orchard  
Trout stream & ponds  
*About 9.57 acres (3.86 ha)*

***As a whole***

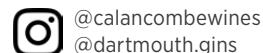
*Guide price £4,250,000*

*About 56.47 acres (22.82 ha)*

[www.calancombe-estate.com](http://www.calancombe-estate.com)

[www.dartmouth-gin.com](http://www.dartmouth-gin.com)

[www.hidden-valley-holidays.co.uk](http://www.hidden-valley-holidays.co.uk)





### **Situation**

The Calancombe Estate provides an opportunity to purchase an exceptional private estate and business opportunity within a tranquil, secluded valley in a prime part of South Devon. Calancombe Estate is 4 miles from the A38, the main arterial route through South Devon, offering very good access but well away from any traffic noise.

The property is situated between Dartmoor National Park and the South Devon coast, just 2 miles from the pretty town of Modbury and 14 miles from Dartmouth and Salcombe. South Coast beaches are 8 miles away. Calancombe is therefore perfectly located for travellers, tourists and locals alike. Tourism and business opportunities abound in this area, which is favoured for its highly attractive, rolling countryside, its proximity to several excellent beaches, towns and villages and a choice of premium hotels, retreats, pubs, bars and restaurants.

### **Lot One – Calancombe Farm & Vineyard**

The principal dwelling on the Estate, comprising a magnificent 4,272 sq ft period farmhouse which has been beautifully and tastefully restored by the current owners.

The charming farmhouse features stone and white rendered elevations with a highly attractive frontage overlooking the ponds and land below. Inside, there is a generously proportioned kitchen and breakfast room with a central island, plus a generous walk-in larder and newly installed Spiral Cellar's wine store. Bi-fold doors open onto the terrace and gardens, creating a seamless



connection to the outside space and affording views across the gardens and the surrounding valley landscape, including towards the pond and woodland beyond. The ground floor also offers four comfortable reception rooms, providing flexible living space in which to relax and entertain. These include the 24ft drawing room and separate study, each with south-facing aspect with valley and stream views, the comfortable family room and the formal dining room with feature fireplace and stone mullion window. The ground-floor utility room/boot room with door to the

outside provides further storage and the perfect place to wash mucky paws!

On the first floor there are five very well-presented double bedrooms, all of which are en suite. These include the principal bedroom with its dressing room and en suite bathroom. The additional four bedrooms all have either en suite bath or shower rooms, with one featuring its own sauna. There is an additional family bathroom too.

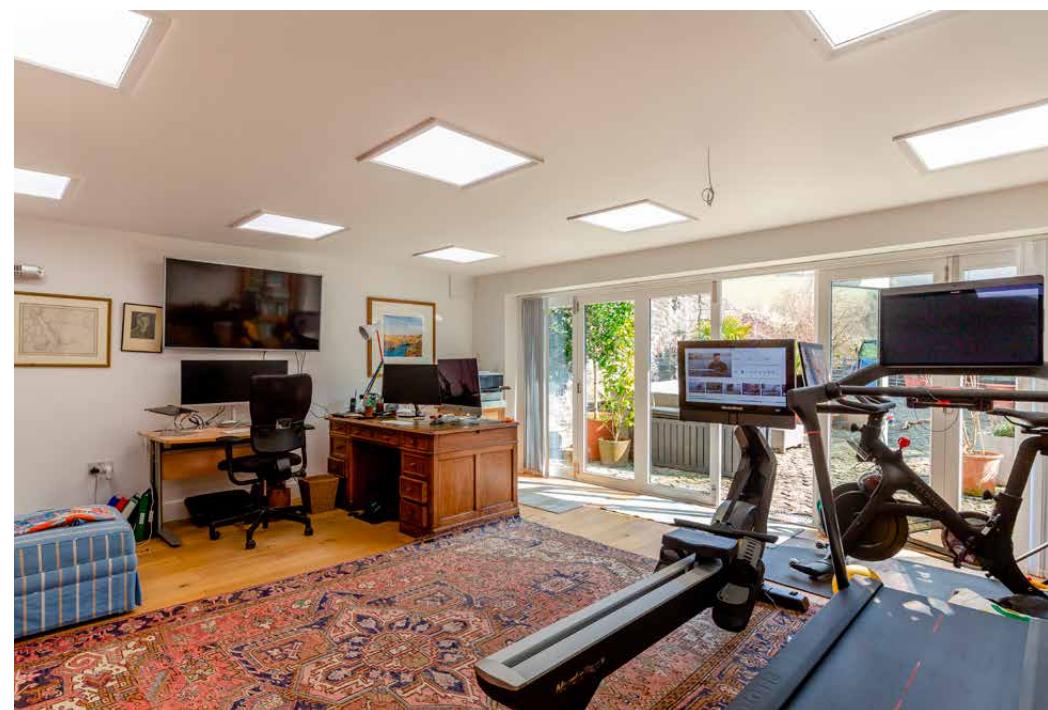
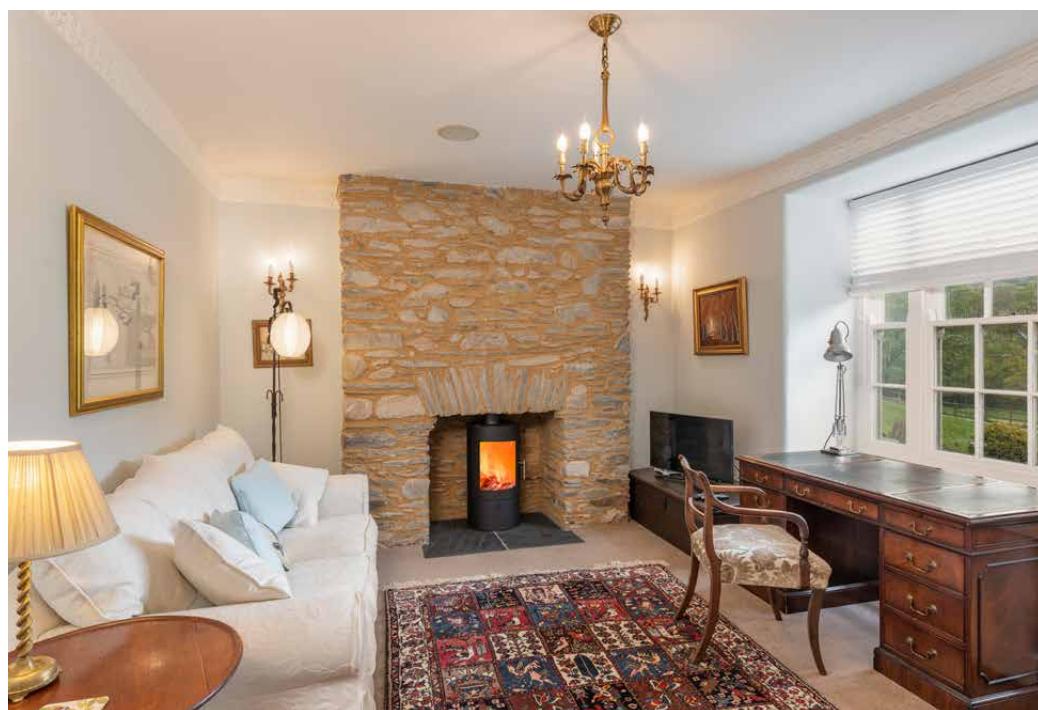
At the rear of the house is a stone paved courtyard leading to a stylish home gym, shower room and office,

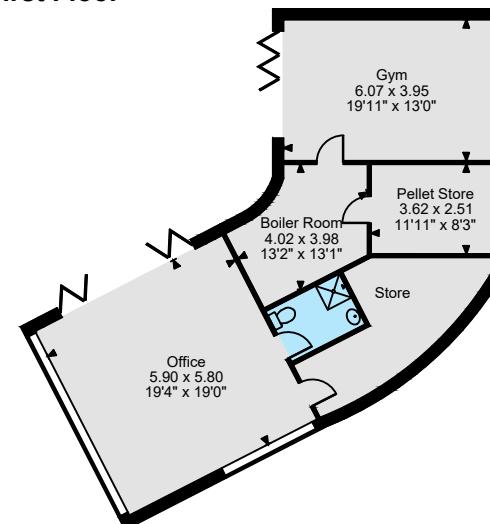
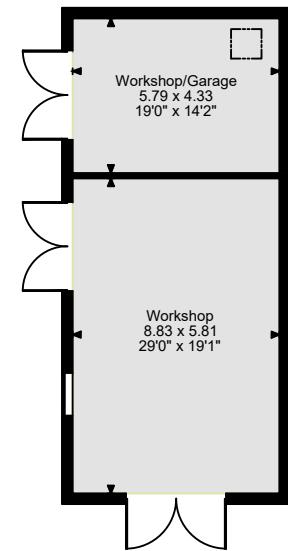
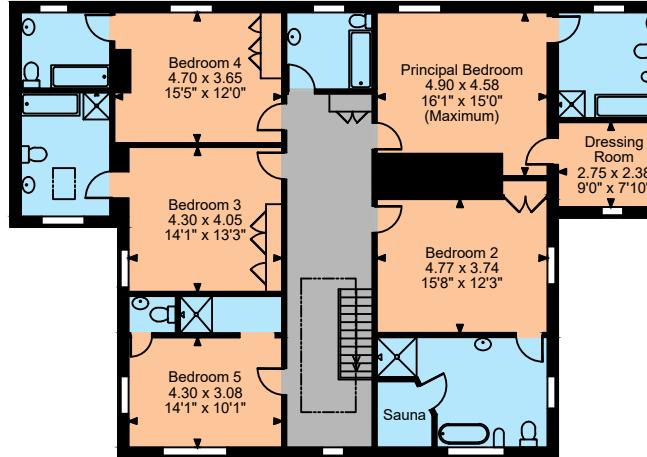
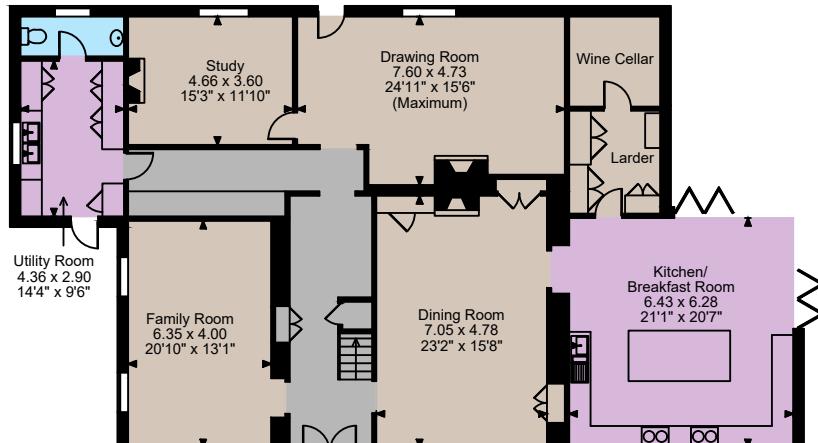
plus boiler & plant room housing the wood pellet biomass boiler. This could also potentially be used as another unit of accommodation (subject to planning).

The house has splendid gardens with rolling and terraced lawns, an outdoor dining and barbecue area with a brick pizza oven, timber decking and various outbuildings including an Alitex greenhouse, potting shed and gardener's w/c. There is also a generous kitchen garden with raised beds, providing plenty of space to grow your own produce in the rich and fertile soil.

To the front of the house, the terraced lawn leads down to stream fed ponds, the entrance driveway and land. Also included is a roughly square field of about 1.37 acres which is currently planted with blackcurrants, and land at the rear of the plot which borders onto the vineyard and is partly planted with apple trees. Nestled into the valley, the property enjoys an immensely secluded, exceptionally quiet and magical feel – a perfect get away from the daily hustle and bustle of life.







### Floorplans for Calancombe Farmhouse

Approximate Gross Internal Area\*:

House: 4,272 sq ft / 397 sq m

Gym / Office: 1,036 sq ft / 96 sq m

Outbuilding: 2,316 sq ft / 215 sq m

Greenhouse: 238 sq ft / 22 sq m

Total: 7,862 sq ft / 730 sq m

Illustration for identification purposes only. Not to scale.

\*As defined by RICS – Code of Measuring Practice.

Denotes restricted head height

Calancombe Farm also has an impressive and comprehensive winery & event space to complement the extensive south facing vineyard with its far-reaching views. The vines really add to the charm and character of this delightful valley setting and form the basis of an award-winning established business. The winery and venue are thoughtfully set around 180 metres (590 feet) away from the residential properties along a private driveway.

Vineyard plantings extend to about 23 acres and include Pinot Noir vines, Bacchus, Pinot Gris, Madeleine Angevine, Pinot Noir Précoce, Chardonnay and Ortega. The selection of grape varieties enables the Estate to create a fascinating range of high quality still and sparkling wines, including the possibility of red wine in a good year. In addition, Caroline and Lance have planted extensive cyder apple trees (all traditional South-West varieties).

The winery includes a 20kw roof mounted solar array enabling much of the equipment to be operated at zero cost. There is also a diesel generator for three-phase power.

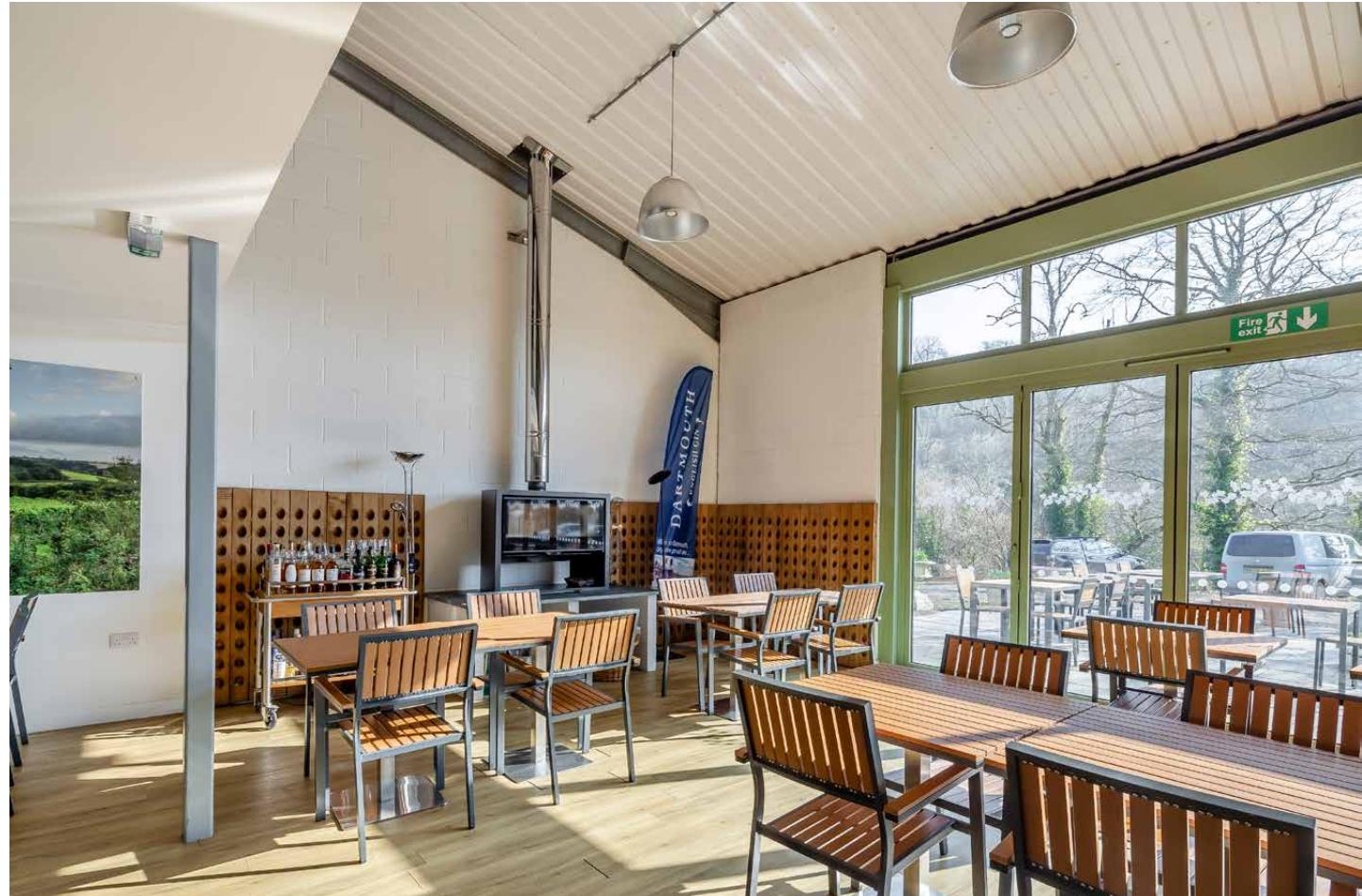
The winery includes an inspirational space for tasting and dining including a cellar door shop which is also available for family parties, office gatherings and celebrations, with tailored menus produced by amazing chefs. There is a fully equipped commercial kitchen set up for catering for events (up to 60 guests) as well as for restaurant service and to support tours and tastings.

The wines, gins, cassis and cyder have all won awards including Wine GB, Independent English Wine Awards, Taste of The West Gold Awards, Great Taste (one and multiple two star awards), Craft Distilling Gin of the Year 2018, Food and Drink Devon Gold Awards, Small Visitor Attraction Of The Year 2023 for Devon and third overall for the whole of the South West of UK.

There are many ways in which the business could be developed from the excellent foundation achieved by the current owners. If you would like to discuss any of these, please contact the selling agent. Further details of the business are available following first inspection.

All the machinery, winery and distilling equipment is available to purchase by separate negotiation, as is the wine stock.





## **Vineyard & Winery Income Potential**

There are several potential ways in which the vineyard & winery could be run by a new owner, these range from day-to-day management including pruning and winemaking to a completely hands-off approach. We have set out below some options which we would be pleased to discuss in more detail.

### **1. Management**

Following in the footsteps of the current owners and building on the excellent work undertaken, there are extensive opportunities for an owner to actively manage the property and business including the vines & orchards, winemaking, private and public events, on site food & cellar door wine and cyder sales, as well as wholesale and online sales to name a few.

Plumpton College runs excellent courses on all aspects of viticulture and winemaking. Support in the vineyard and for winemaking could also be obtained on a consultancy basis, or by employing an experienced manager. We have identified specific experts for both options.

### **2. Joint Venture / Sub-contracting**

To strike a balance that retains overall management control for the new owner but utilises the skills & expertise of an established commercial vineyard operator and winemaker, some or all tasks can be sub-contracted out to a third party. We have identified and held discussions with a company which could manage the vineyard & winery operations completely and profits would be shared.

### **3. Tenancy**

A new owner may instead wish to lease the vineyard and winery, offering a tenancy to an experienced operator (who again, has been identified). This would generate a healthy passive income to the owner, whilst at the same time retaining all the joys of the vineyard around their home, and no doubt some excellent wine.

Alternatively, the building could be repurposed to any number of private or business uses – with large, open plan indoor spaces with roller shutter door access, plus some smaller separate rooms and a mezzanine area, a commercial kitchen and w/c and shower facilities, it provides an excellent basis for storage or other business uses.

Buyers should make their own enquiries with regard to any necessary planning consents.



### **Lot Two – Coombe Farm Barns**

Coombe Farm Barns is a superb property at the eastern side of Calancombe Estate, with splendid historic stone elevations and stylish modern accommodation in a delightful setting. With 7,647 square feet of beautiful living space across the farmhouse and two further converted stone barns, plus the small indoor swimming pool, there is ample space for multi-generational living in great comfort or for holiday lets.

Coombe Farmhouse forms two sides of a south-facing 3-sided courtyard, with Vine Cottage forming the 3rd side. Together, they create a wonderful sun trap. Coombe Farmhouse is built across a slope and has its everyday living and entertaining areas on the first floor, taking advantage of its elevated position with views to the south across the beautiful valley, while this accommodation is accessed from ground level from the north side. There is a 49ft open-plan kitchen and dining room, divided by a stylish dual-sided fireplace, providing the perfect space in which to entertain guests. French doors open onto a terrace area at the side and a further patio area within the courtyard, offers another sheltered and sunny space. The first floor also has a well-proportioned sitting room and a cinema room complete with rows of seating for family film nights.

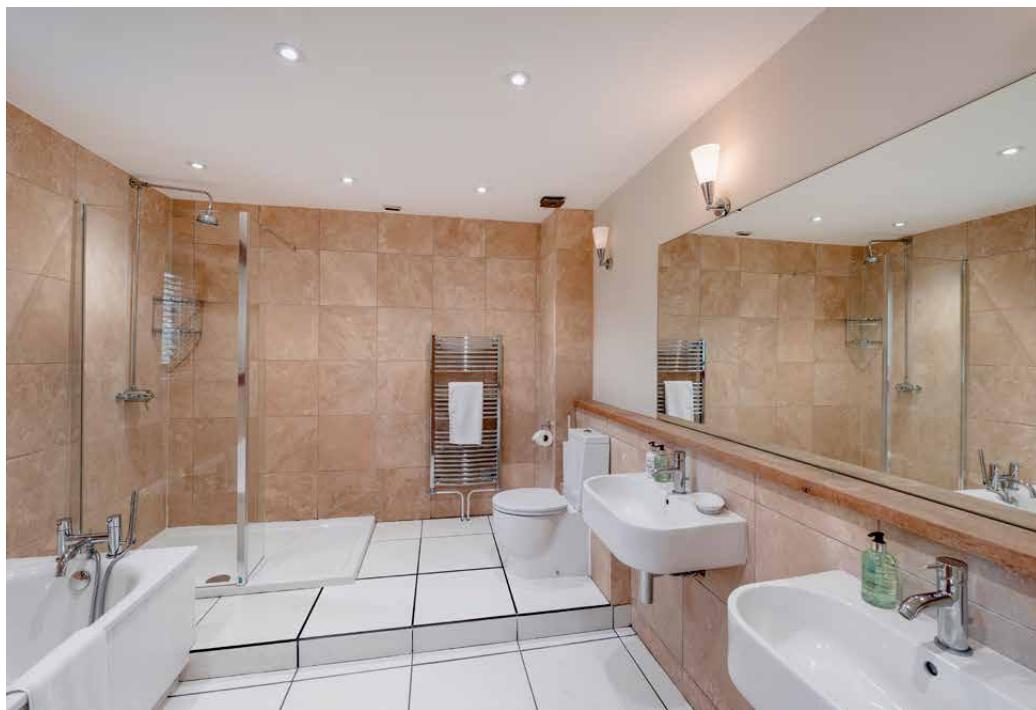
A glass-walled connecting walkway leads from the kitchen and dining room to the upper bedroom and its en suite bathroom.



The bedroom features a Juliet balcony to one side, overlooking the front courtyard gardens, and French doors to the other opening onto a patio at ground level. On the lower level, the farmhouse offers a further three double bedrooms, all en suite. These include the principal bedroom with its dressing room and en suite bathroom. The accommodation is heated throughout by oil fired underfloor heating beneath teak floorboards.

The indoor heated swimming pool adjoins the farmhouse but is accessed via its own entrance. It has full-height bi-fold windows which open onto the courtyard terrace.





On the west side of the courtyard, Vine Cottage offers luxurious self-contained accommodation for a couple, with an open-plan kitchen and living room including wood burner in the original inglenook fireplace on the ground floor and a large bedroom with vaulted timber truss ceiling and stylish en suite bathroom on the first floor. A French window from the living room leads to a small terrace overlooking the valley below, offering the perfect position for a morning coffee, a sundown drink and al fresco dining.

The Annexe is a converted single storey stone barn beyond Coombe Farmhouse, offering two further bedrooms and a shared Jack and Jill bathroom. The larger of the bedrooms could be converted into an open-plan kitchen and sitting room if required. The Annexe faces south onto a garden with outstanding views over the Calancombe valley below and plenty of space for outdoor seating and dining.

A charming stream flows through the valley below, settling into a pair of attractive ponds that are included within the grounds of Lot Two. The current owners have enjoyed fishing wild trout from the stream and pond, all within a stone's throw from the accommodation. Beyond the stream are 2 grass paddocks, which are perfect for horses or additional family space.

*Vine Cottage*



*The Annexe*



*The Annexe*



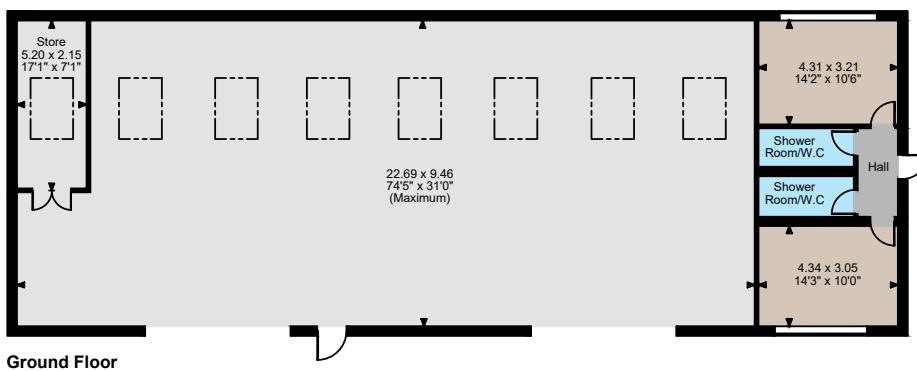
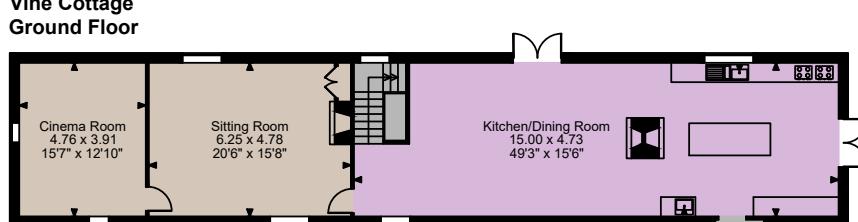
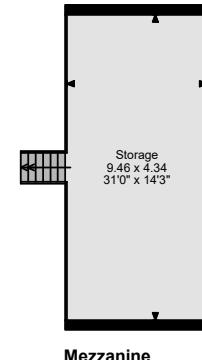
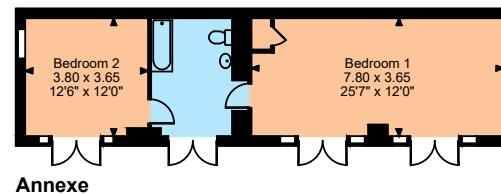
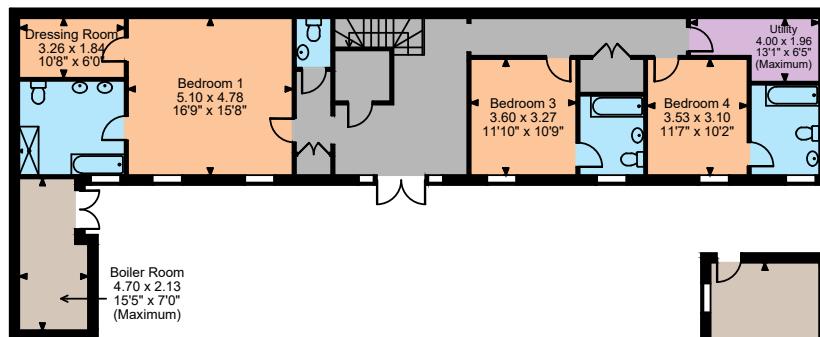
*Vine Cottage*



*Coombe Farmhouse*



## Floorplans for Calancombe



Denotes restricted head height

Illustration for identification purposes only. Not to scale.

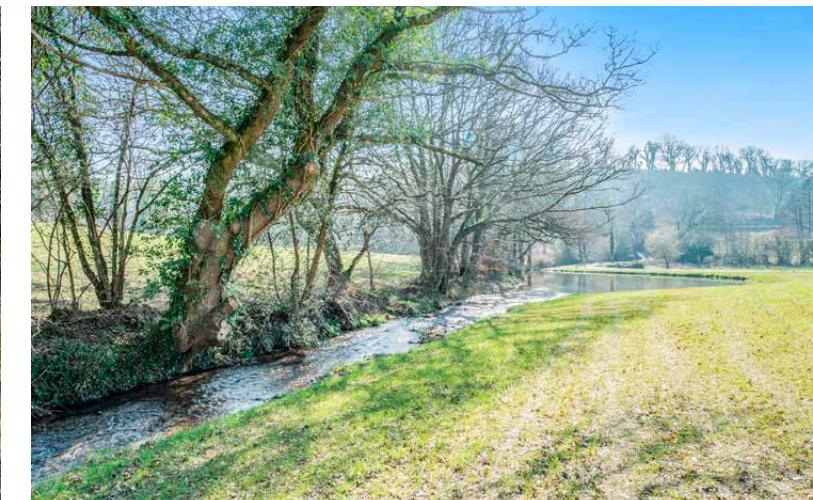
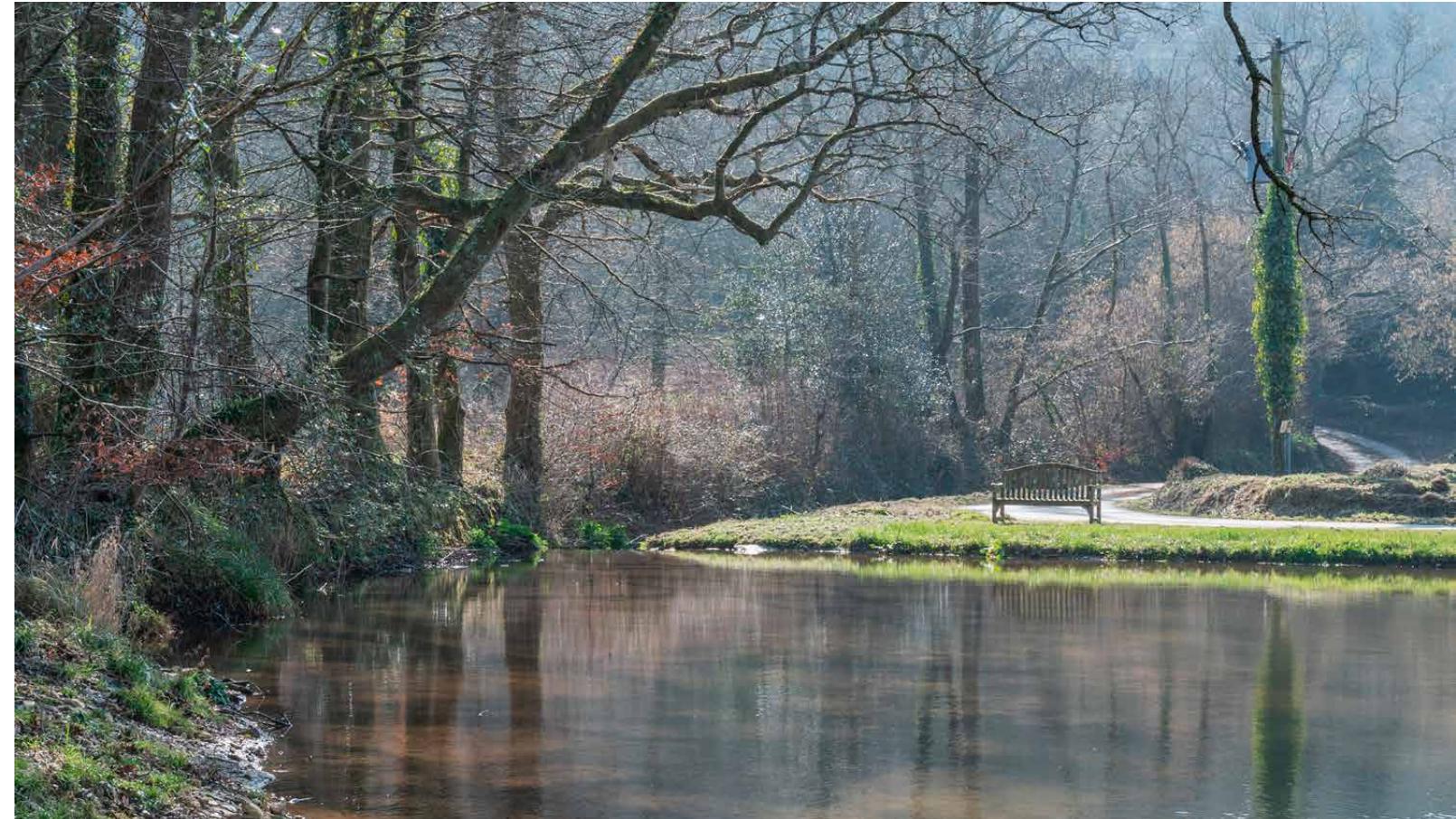
\*As defined by RICS – Code of Measuring Practice.

Approximate Gross Internal Area\*:  
Coombe Farmhouse: 3,090 sq ft / 287 sq m  
Annexe: 581 sq ft / 54 sq m  
Vine Cottage: 755 sq ft / 70 sq m  
Outbuildings: 3,711 sq ft / 345 sq m  
Total: 8,137 sq ft / 756 sq m

There is a further, very useful steel portal frame farm building located within this shallow sided valley, a private and relatively underdeveloped corner of the Estate presenting excellent opportunities for a range of potential alternative uses. The barn is principally used for machinery storage and there are a pair of internal rooms and shower rooms under development to provide staff facilities.

The barn is flanked by land to the front and rear with a shallow brook running along the valley bottom, creating a glorious setting and excellent provision for wildlife.

The land is mostly to pasture with some areas of rough pasture and mixed natural woodland. The current owners have earmarked the area for potential glamping tents and have previously hosted a wedding on an area levelled-out for a marquee and have used the landscaped natural 'amphitheatre' for events too. There is a field gate from the road which could conceivably offer an additional entrance and driveway in future.



## General

### Services, Council Tax and EPCs:

	Electricity	Water	Drainage	Central Heating	Internet	Council Tax Band	EPC Band
Lot One	Mains, Solar PV + Generator to provide 3-phase	Private	Klargester	Biomass	Satellite*/Fibre	C	D
Lot Two	Mains	Private	Klargester	Oil	Satellite*/Fibre	G	D (Coombe FH & Annex) C (Vine Cottage)

\*Provided via connection in the winery. Connection may be discontinued to Lots One & Two in the event of a sale in lots.

**Method of sale:** The Calancombe Estate is offered for sale as a whole or in lots by private treaty.

**Tenure:** The property is sold freehold with vacant possession on completion.

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public rights of way.

**Sporting, timber and mineral rights:** All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Planning:** All prospective purchasers are to rely on their own planning enquiries.

The winery operates from a building granted approval under prior notification for an agricultural building in 2014 with an extension approved under full planning (ref 1373/16/FUL) in 2021 for storage associated with the work of the farm and vineyard.

Coombe Farm Barns have planning consent for a single residential unit plus ancillary accommodation.

**Fixtures and fittings, machinery, equipment & stock:** The vineyard & winery/visitor centre machinery and equipment and all stocks and all items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

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

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Health and safety:** Given the potential hazards of a working estate & vineyard we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the buildings, equipment, machinery and water.

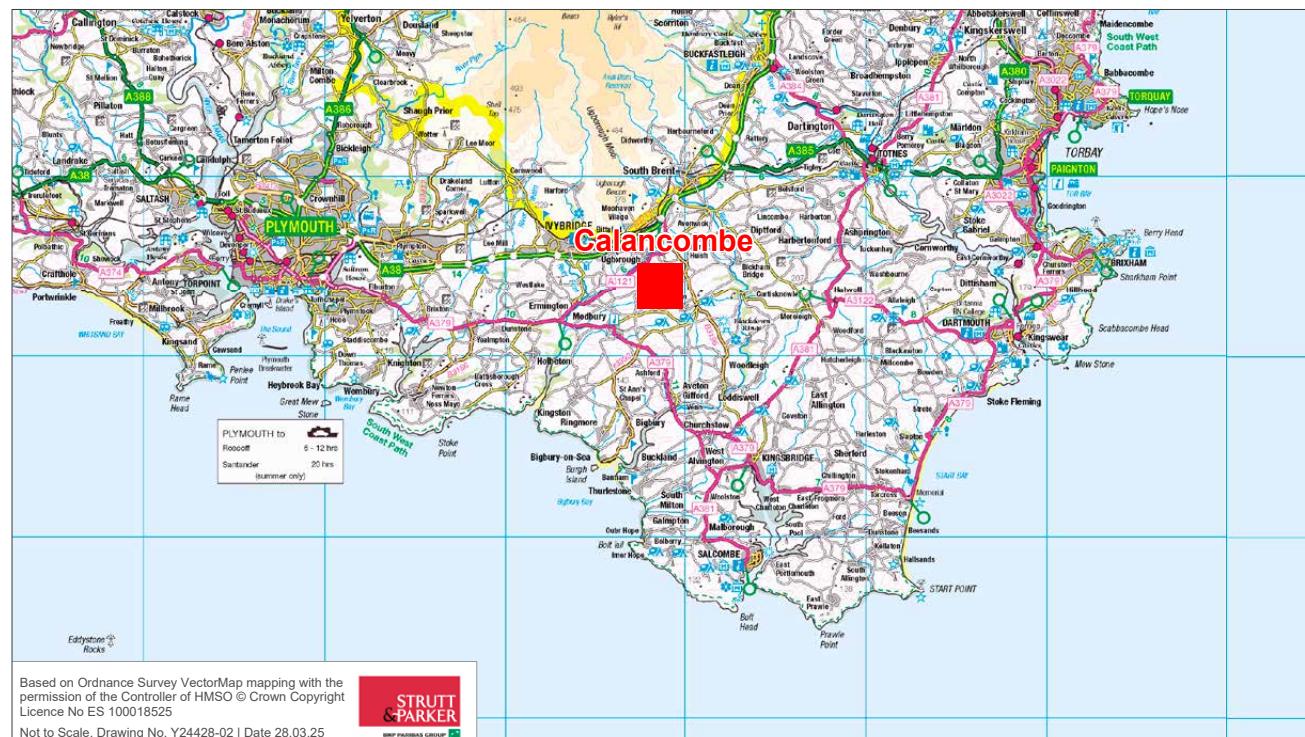
**Wayleaves, easements and rights of way:** Rights of way will be reserved for access and services across the various lots as required.

**Directions:** From Exeter take the A38 dual carriageway southbound. Exit and turn left onto the A3121, signed Ermington, Modbury & Yealmpton. Continue for 2.4 miles and turn right, signed Calancombe Vineyard. The property can be found 1 mile along this road on the right-hand side.

What3Words://sundial.hugs.gardens

**Postcode:** PL21 0TU

**Viewing:** Strictly by confirmed appointment with the vendors' agents, Strutt & Parker in Exeter 01392 215 631.



*Estates & Farm Agency Department*  
24 Southernhay West, Exeter, EX5 4HZ

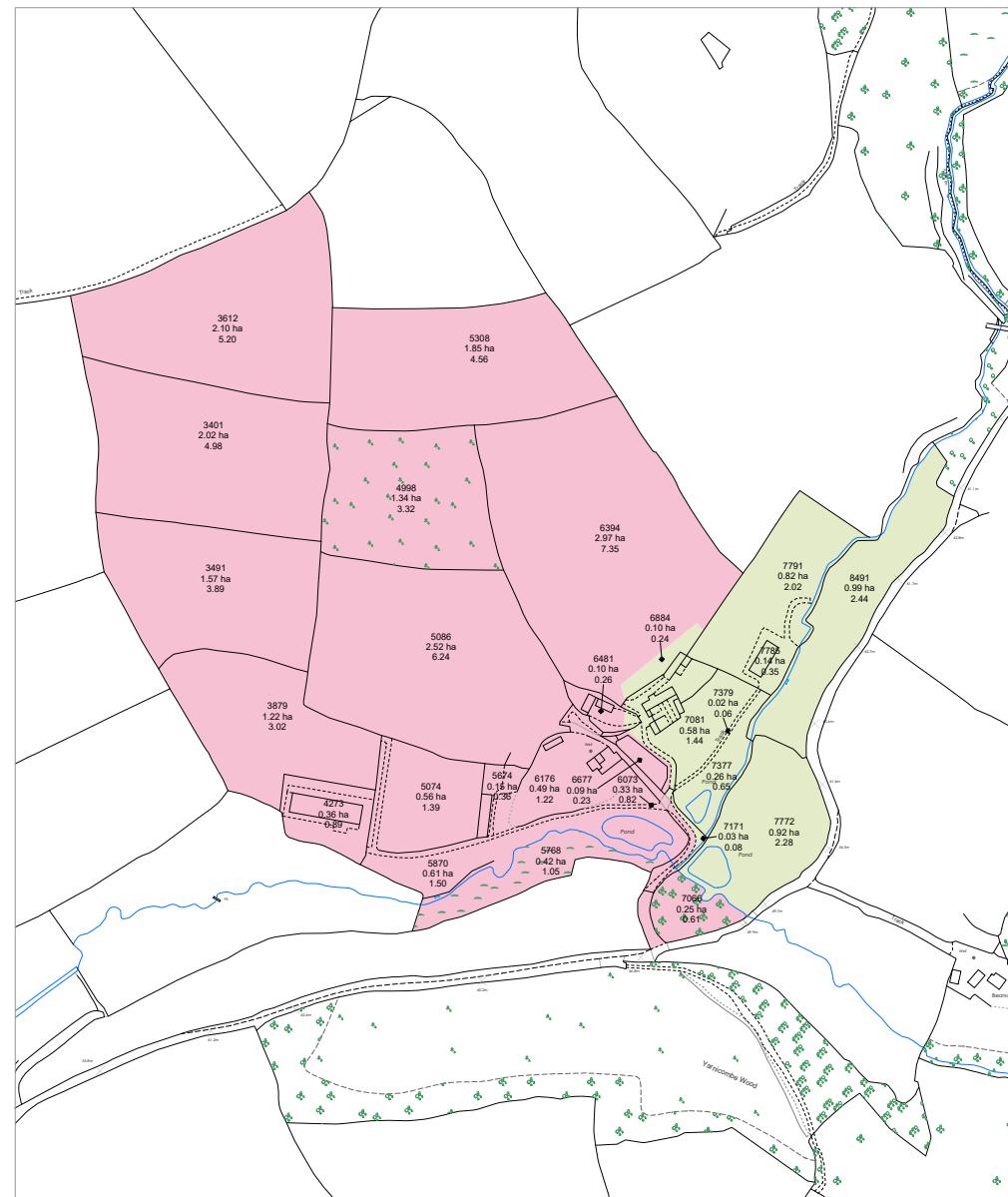
+44 (0)7899 068281  
chris.johnson@struttandparker.com  
struttandparker.com

*Viticulture Department*  
201 High Street, Lewes, East Sussex, BN7 2NR

+44 (0)1273 407051  
nicholas.watson@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland,  
including Prime Central London

**IMPORTANT NOTICE** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



## Calancombe, Modbury, Devon, PL21 0TU

Total Area - 22.81 ha / 56.45 ac

**Lot Key**

- 1 Lot 1 (18.95 ha / 46.89 ac)
- 2 Lot 2 (3.86 ha / 9.56 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z24428-05 | Date 11.12.25



BNP PARIBAS GROUP The logo for BNP Paribas Group, consisting of a small green square containing a white stylized 'P' and 'G'.