

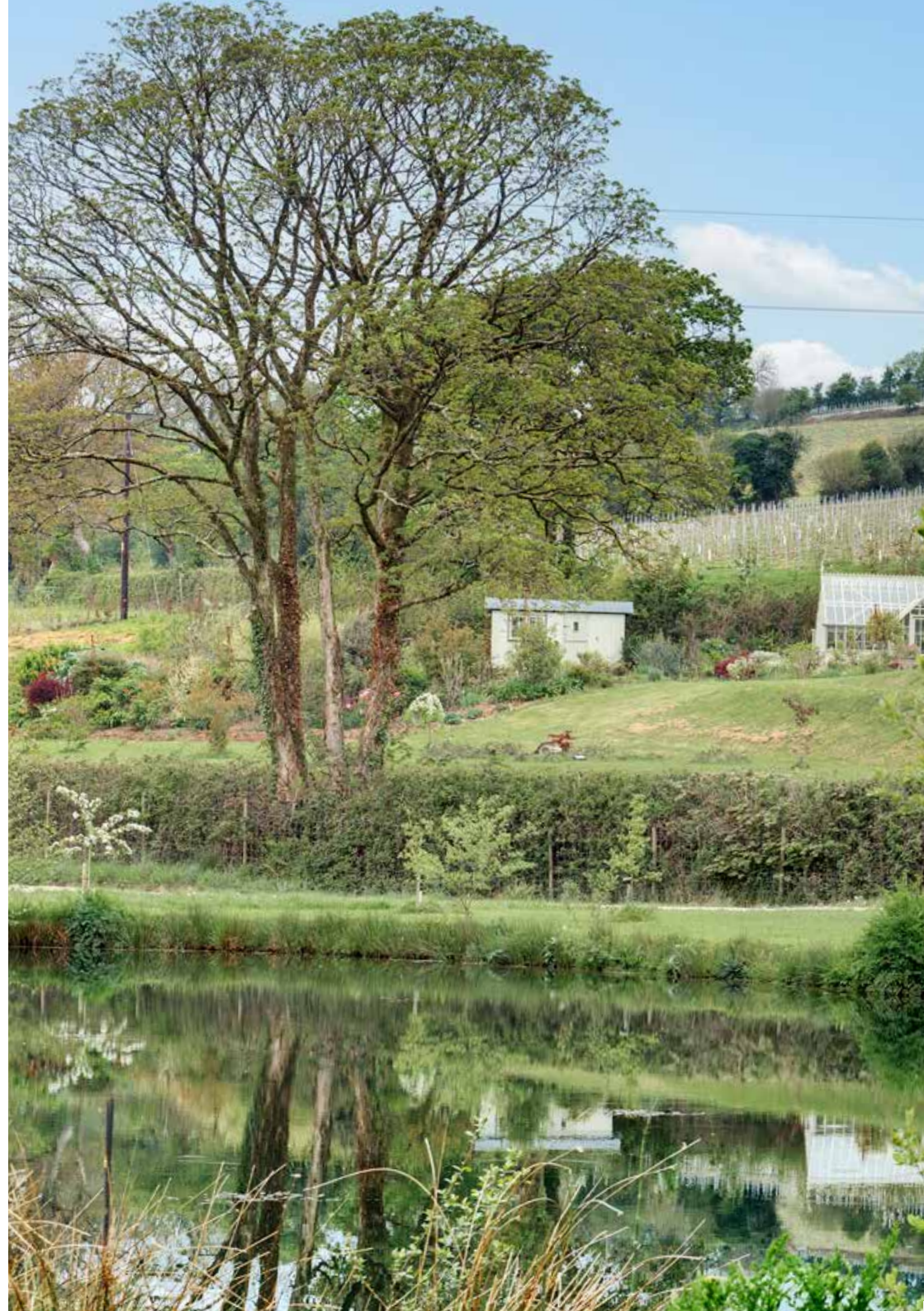
The Calancombe Estate

South Devon

An award-winning residential vineyard estate nestled in a breathtaking and tranquil South Hams valley

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





Features:

Beautifully restored 5 bedroom, 6 bathroom Georgian farmhouse
Home office, gym, private garden with Alitex greenhouse, kitchen garden with commercial greenhouse
Attractive 6 bedroom converted barns with swimming pool and cinema
Self-contained 1 bedroom cottage
Productive vines and cider apple orchards, plus soft fruit trees & botanicals
Purpose built modern winery
Stylish restaurant/event space and commercial kitchen
Gin and brandy distillery & 10-still gin school
Wine tasting rooms & guest facilities
Trout stream & ponds
A range of further storage buildings & pasture farmland

About 56.45 acres (22.83 ha) in total

For sale as a whole

Guide price £4,650,000

www.calancombe-estate.com

www.dartmouth-gin.com

www.hidden-valley-holidays.co.uk



/Calancombe Estate
/Dartmouth English Gin



@calancombewines
@dartmouth.gins





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.

Calancombe Farmhouse

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!

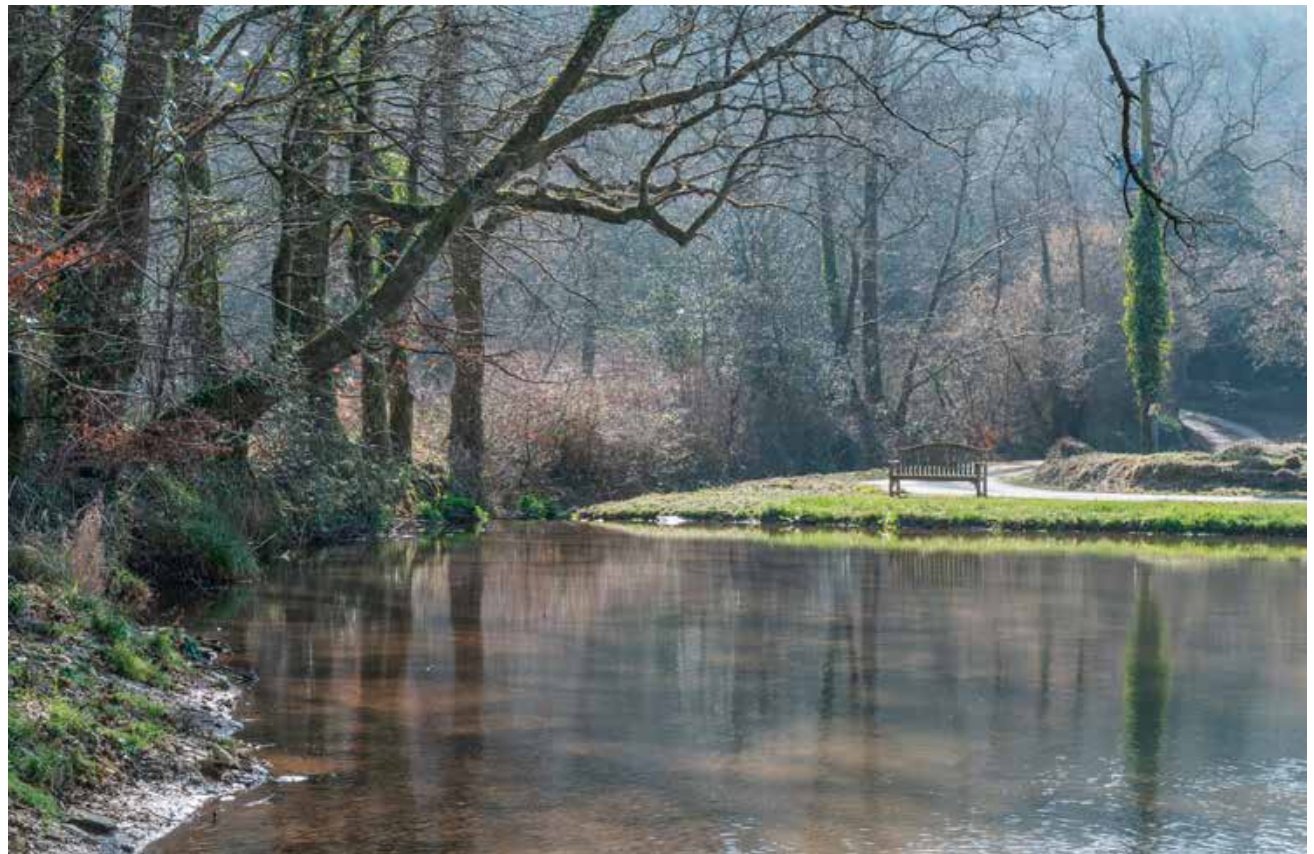
On the first floor there are five very well-presented double bedrooms, all of which are en suite. These include the principal bedroom with its dressing room and en suite bathroom. The additional four bedrooms all have either en suite bath or shower rooms, with one featuring its own sauna. There is an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

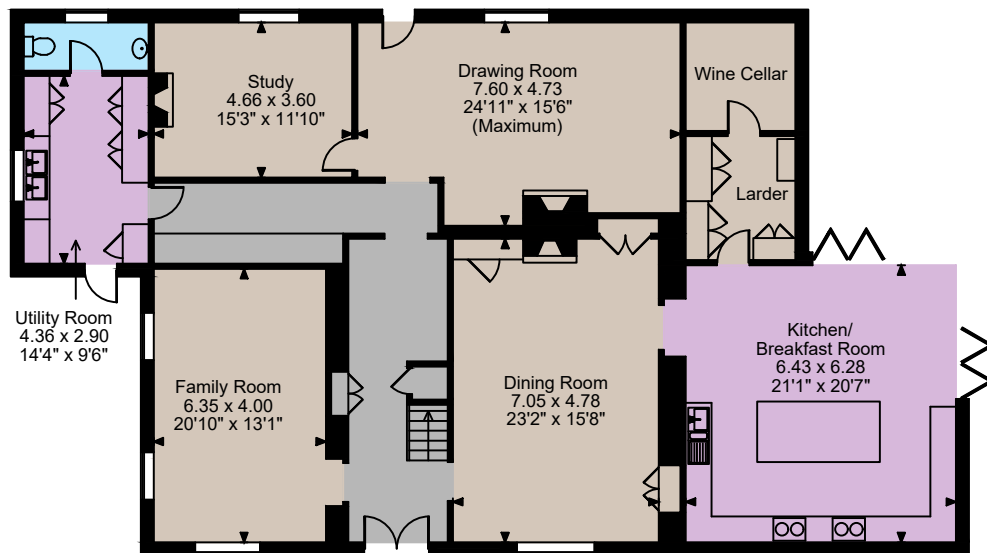
garden with raised beds, providing plenty of space to grow your own produce in the rich and fertile soil.

To the front of the house, the terraced lawn leads down to stream fed ponds, the entrance driveway and over 3 acres of land comprising grass, wildlife areas and 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.

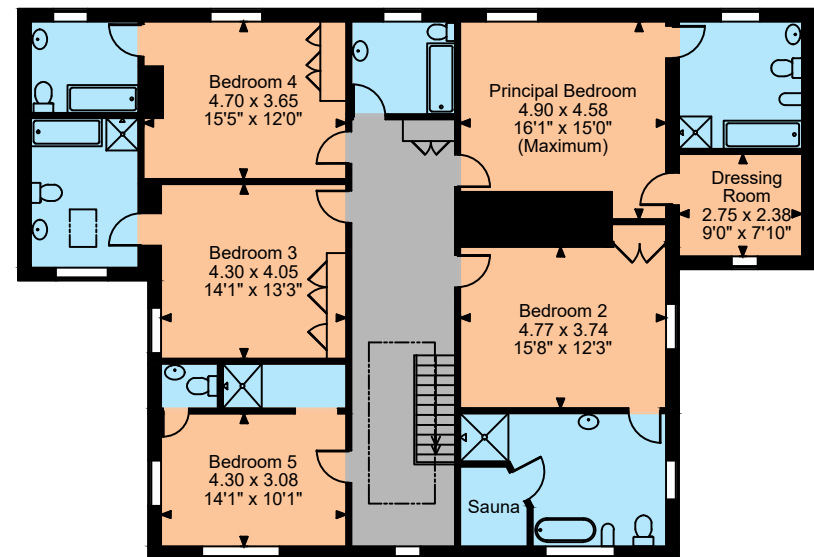




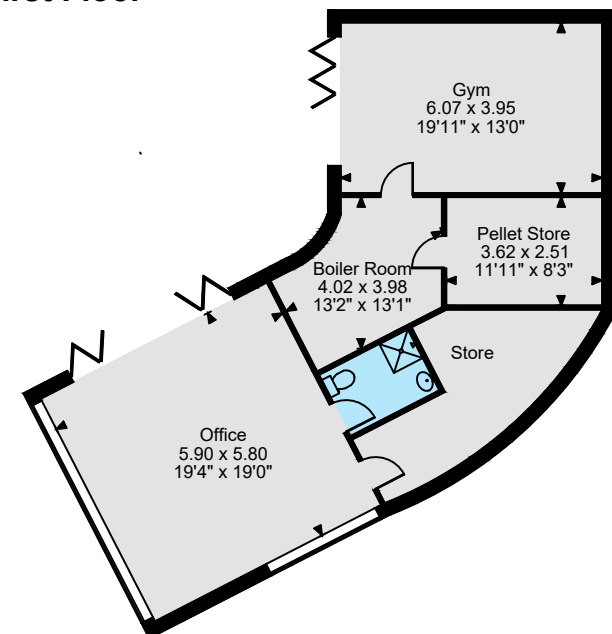
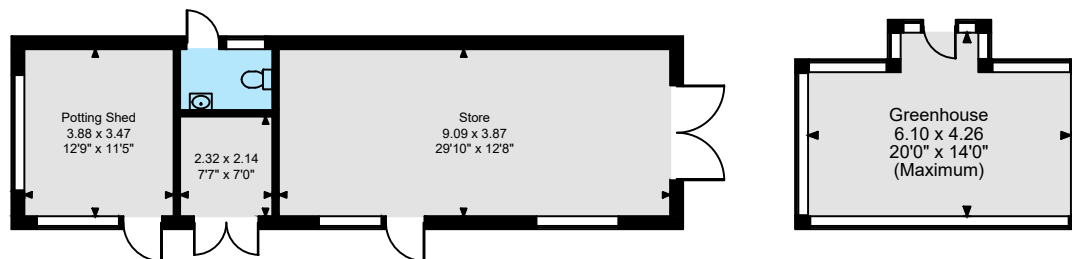




Ground Floor



First Floor



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

Potting Shed: 626 sq ft / 58 sq m

Greenhouse: 238 sq ft / 22 sq m

Total: 6,172 sq ft / 573 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.

□□□□ Denotes restricted head height

Coombe Farm Barns

Coombe Farm Barns is a superb property at the centre 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. Since 2012, the owners have let property to holiday visitors and to longer-term residents, keeping annual income capped below the VAT threshold, but still producing a total gross revenue of approximately £600,000 (Strutt & Parker has not verified this information).

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.



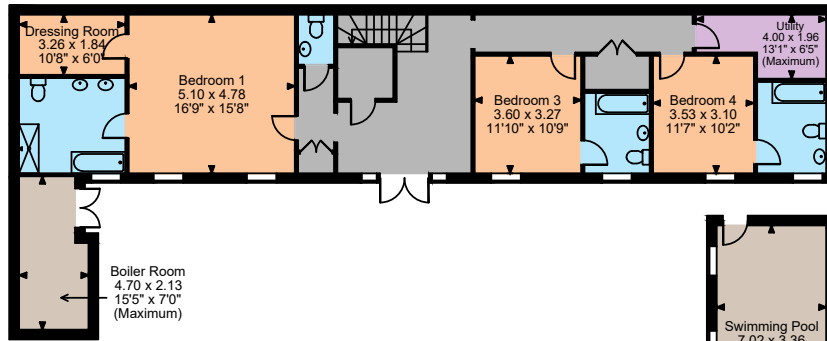


On the west side of the courtyard, Vine Cottage offers luxurious self-contained accommodation for a couple, with an open-plan kitchen and living room including wood burner in the original inglenook fireplace on the ground floor and a large bedroom with vaulted timber truss ceiling and stylish en suite 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.

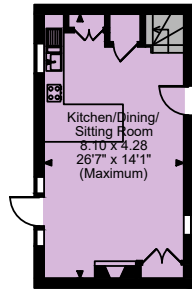
The Annexe is a converted single storey stone barn beyond Coombe Farmhouse, offering two further bedrooms and a shared Jack and Jill bathroom. The larger of the bedrooms could be converted into an open-plan kitchen and sitting room if required. The Annexe faces south onto a garden with outstanding views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

A charming stream flows through the valley below, settling into 3 attractive ponds on the lower ground. 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, extending to around 4.72 acres (1.91 ha).

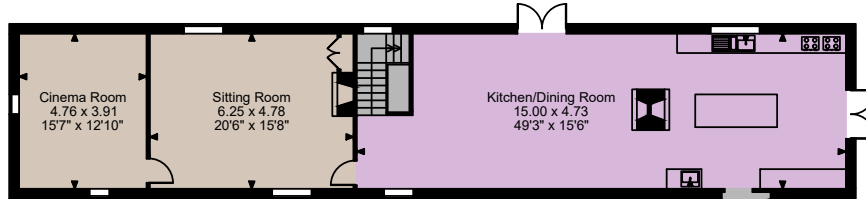




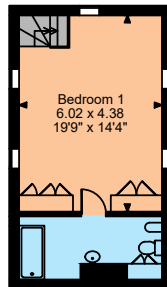
Coombe Farmhouse Ground Floor



Vine Cottage Ground Floor

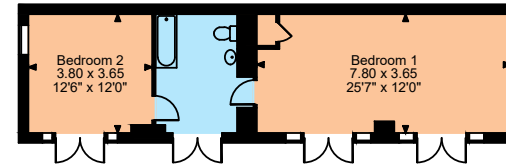


Coombe Farmhouse First Floor

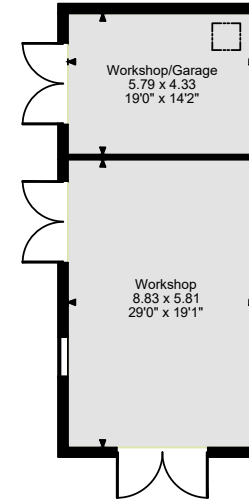
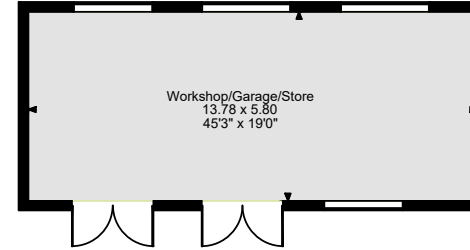


Vine Cottage First Floor

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Annexe



Floorplans for Calancombe

Approximate Gross Internal Area*:
 Coombe Farmhouse: 5,025 sq ft / 467 sq m
 Annexe: 560 sq ft / 52 sq m
 Vine Cottage: 609 sq ft / 57 sq m
 Outbuildings: 1,690 sq ft / 157 sq m
 Total: 7,884 sq ft / 733 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.

The Vineyard & Winery

Calancombe 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.

Calancombe's viticulture journey began in 2011 when Caroline & Lance Whitehead bought the Calancombe Estate with a vision to enhance and develop its glorious setting and excellent winemaking qualities. Caroline & Lance identified a unique microclimate, which coupled with its south-facing slopes and free draining soil, means the Estate is ideally suited for its award-winning wine production.

Caroline & Lance produce the finest quality white, and rosé wines, both still & sparkling, from grapes grown exclusively on the Estate. All aspects of production from picking the grapes to making, bottling and labelling the wines, are undertaken in house using the purpose-built winery. The Estate also makes the finest quality gins (Dartmouth English Gin and Dartmouth Navy Strength Gin), still and sparkling cyders, cassis made from blackcurrants grown on the Estate and Calvados-method apple brandy, from apples grown on site.

Vineyard plantings extend to about 23 acres and commenced in 2012 with approximately 5,800 Pinot Noir vines, followed in subsequent years with 3,400 Bacchus, 1,100 Pinot Gris, 3,900 Madeleine Angevine, 2,000 Pinot Noir Précoce, 1,000 Chardonnay and 2,250 Ortega with a final planting of 3,500 Pinot Noir in 2022. 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 over 1,500 cyder apple trees (all traditional South-West varieties), plus damson and mirabelle trees, and 3000 blackcurrant bushes.

The business, still in its infancy, is well structured, stocked and organised to enable further growth and development.

The top-quality and well-maintained equipment (available by separate negotiation) includes everything required for winemaking, distilling, bottling and labelling, for both still and sparkling wines cyders, cassis, gin and cyder brandy. 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 vineyards continue to develop and increase in yield year on year. The harvest in 2023 produced approximately 30,000 bottles of wine. When the additional field of pinot noir (planted in 2022) comes into production, annual wine production could be in the region of 45,000 bottles per year. Similarly, the apple harvest is getting larger as the trees mature which will allow the development of bespoke still and sparkling cyders and brandy. In the same year the Estate also produced 3,000 bottles of cassis from home grown blackcurrants.

The business also includes a 230 litre Müller Brenneieranlagen Aromat copper still, incorporating a unique patented design which make an exceptionally smooth spirit. This produces the award-winning Dartmouth English Gin and Dartmouth Navy Strength Gin as well as apple brandy from apples grown on the Estate. The Gin School has proved to be a popular attraction with up to 20 guests making their own gin with 10 copper alembic stills.

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 winery also includes a fully fitted staff kitchen, WC and shower and a small laboratory.

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.



Farm Building & Grazing Land

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
Farmhouse	Mains	Private	Klargester	Biomass	Satellite*/ Fibre	C	D
Coombe Farm Barns	Mains	Private	Klargester	Oil	Satellite*/ Fibre	G	D (Coombe FH & Annexe) C (Vine Cottage)
Winery	Mains, Solar PV + Generator to provide 3-phase	Private	Klargester	N/A	Satellite/ Fibre	N/A	N/A
Farm Building	Mains	Private	Klargester	N/A	N/A	N/A	N/A

*Provided via connection in the winery.

Method of sale: The Calancombe Estate is offered for sale 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.

Combe 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>



Covenants and/or restrictions: There may be restrictions/ covenants listed on the Land Registry Title deed, details of which will be made available by the vendors’ solicitors on request.

Local authority: South Hams District Council. www.southhams.gov.uk

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.

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, Devon, EX5 4HZ

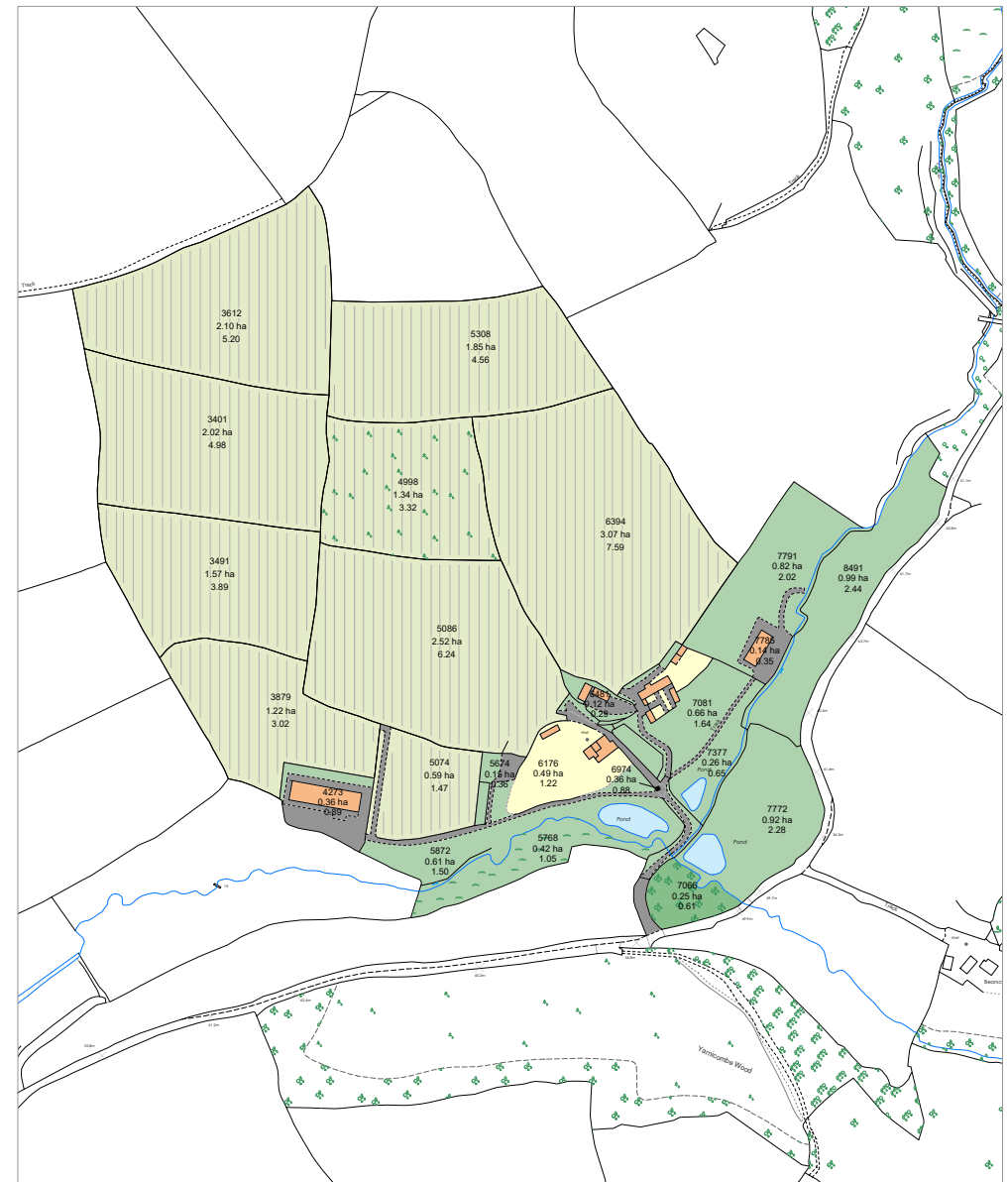
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Calancombe, Modbury, Devon, PL21 0TU

Total Area - 22.83 ha / 56.45 ac

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Not to Scale. Drawing No. Y24428-01b | Date 25.03.25





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