



HORSWELL HOUSE

South Milton, Devon

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A rare and stunning example of a Queen Anne house in one of the most sought after locations in the South Hams within half a mile of the beach

Thurlestone 1.5 miles, Salcombe 3 miles, Kingsbridge 3 miles,
Totnes mainline railway station 15 miles
(Distances and times approximate)

Accommodation and amenities

Reception hall ♦ Library ♦ Drawing room ♦ Dining room ♦ Kitchen/Breakfast room
Study ♦ Office ♦ Utility room ♦ Cloakroom ♦ Cellars

Master bedroom suite ♦ 4 further guest bedroom suites
Shower room ♦ Laundry/linen room

Extensive second floor accommodation comprising:
Kitchen/breakfast room ♦ Sitting room
2 bathrooms & cloakroom
4 double bedrooms

Formal gardens, woodland, paddock and outbuildings

Total size about 9,470 sq ft

In all about 3.6 hectares (8.8 acres)



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Situation

- ◆ Horswell House is situated on the edge of the village of South Milton approximately half a mile from the beach at Thurlestone or South Milton Sands. Much of the surrounding area and coastline is owned by the National Trust, offering wonderful opportunities to enjoy breathtaking views whilst walking along the South West Coastal Footpath.
- ◆ Communication links are good with the A38 Devon Expressway approximately half an hours drive to the north providing a dual carriageway link to the M5 Motorway at Exeter. There are excellent Intercity rail services from Totnes, Plymouth and Exeter to London Paddington and Plymouth Airport now offers a daily flight to London City Airport in about 70 minutes. Exeter has a good range of flights to UK and European destinations.
- ◆ There are many sandy beaches nearby offering safe bathing, sailing, windsurfing and other recreational activities. For the golfing enthusiast, there are excellent courses at nearby Bigbury and Thurlestone, while the beautiful Salcombe Estuary provides a wonderful base for sailing with cruising opportunities to Dartmouth and the River Dart to the east, Newton Ferrers, Plymouth, Fowey and the Fal Estuary to the west.
- ◆ The neighbouring village of Thurlestone has a Post Office and general store suitable for everyday shopping, a public house, 4*hotel, golf course and country club with tennis and swimming facilities and an excellent nursery/primary school. The nearby market town of Kingsbridge, about 3 miles to the north has a wider selection of shopping facilities and amenities including both primary and secondary schools.





Description

◆ Horswell House is a magnificent example of a Grade II listed Queen Anne Manor House. The original building dates back to 1623 with the current façade added in the early 18th Century. The property which occupies a secluded south facing position was purchased by the present owners

in a dilapidated and vandalised state. It has since been lovingly restored to an impeccable standard throughout taking full advantage of the high ceilings, large rooms and tall sash windows.

◆ The house retains a wealth of original features including

moulded relief work to the ceilings and an impressive three quarter turned staircase which rises to a galleried landing. There are also modern kitchen and bathroom facilities throughout. Horswell House now presents a rare opportunity to acquire a wonderful family home surrounded by beautiful gardens and grounds.



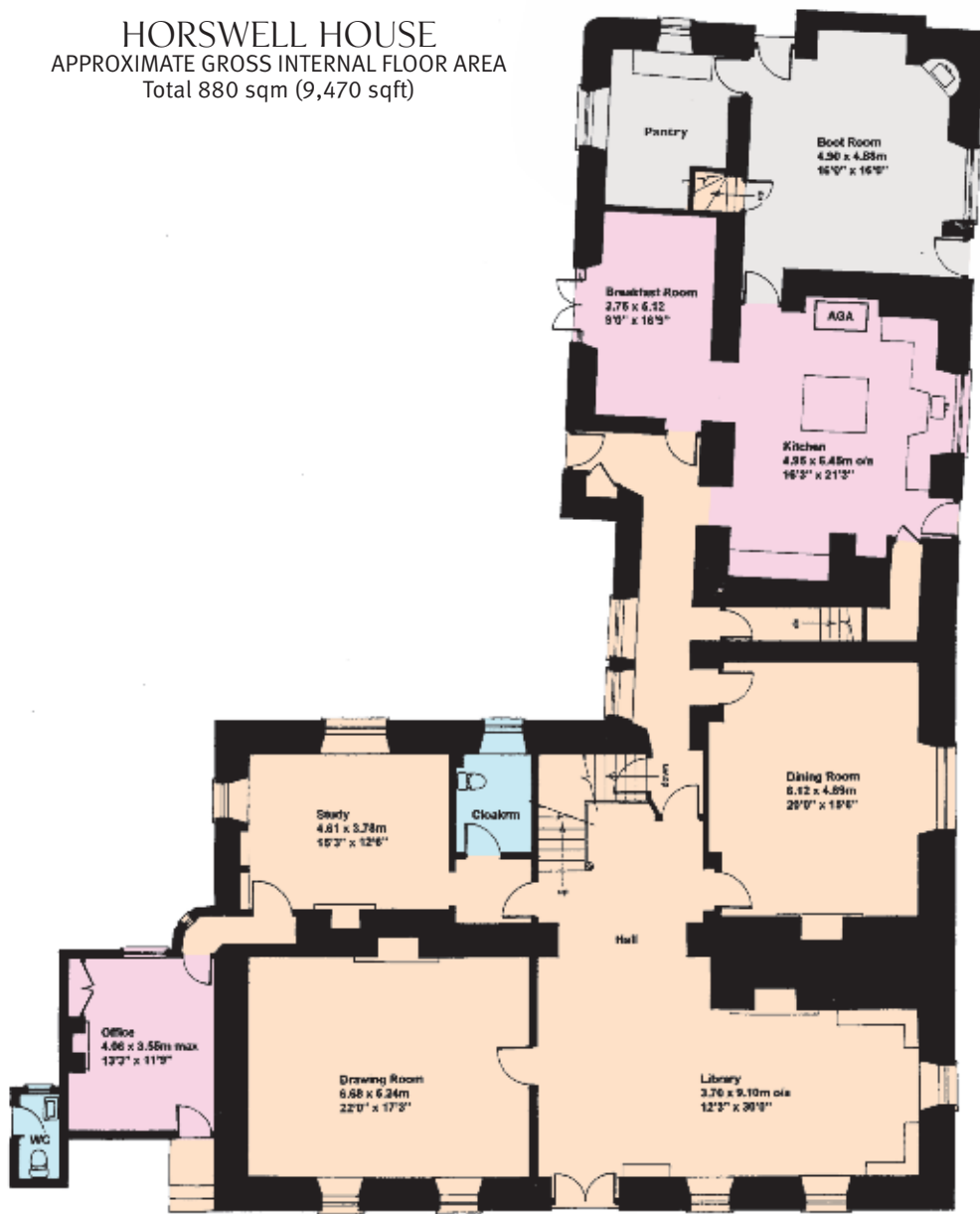


- ◆ The front door opens to a spacious reception hall with high ceilings and a wide archway opening to the main staircase and the south and east facing library area with fitted book shelves and fireplace.
- ◆ The elegant drawing room is also south facing and has original cornices and an attractive open fireplace. There is also a study, office, cloakroom and an impressive east facing dining room.
- ◆ A rear hallway leads to a superbly fitted kitchen with a door to a paved courtyard.
- ◆ Leading off the kitchen is a breakfast room with French doors opening onto a large sheltered courtyard. At the back of the house there is a utility and boot room with large fireplace and wood-burning stove as well as a pantry and log store. The cellars which are accessed from the rear hallway have original slate flagged floors, a boiler room and the original fully binned wine cellar.
- ◆ On the first floor the master bedroom suite faces south and west and has a dressing room and en suite bathroom.
- ◆ There are two guest bedroom suites on this floor, one with a dressing room and en suite bathroom, the second with an en suite bathroom and walk-in wardrobe.
- ◆ A passageway leads to the rear landing where there is a store cupboard and secondary staircase leading both downstairs and up to the second floor. Beyond this there are two further bedrooms, each with their own bathroom. There is also a separate power shower, laundry and linen room. A third staircase leads down to the utility and dog room.
- ◆ On the second floor the extensive accommodation could easily be used for staff or children, providing additional accommodation of a sitting room, kitchen/breakfast room, four bedrooms, two bathrooms and a separate WC.

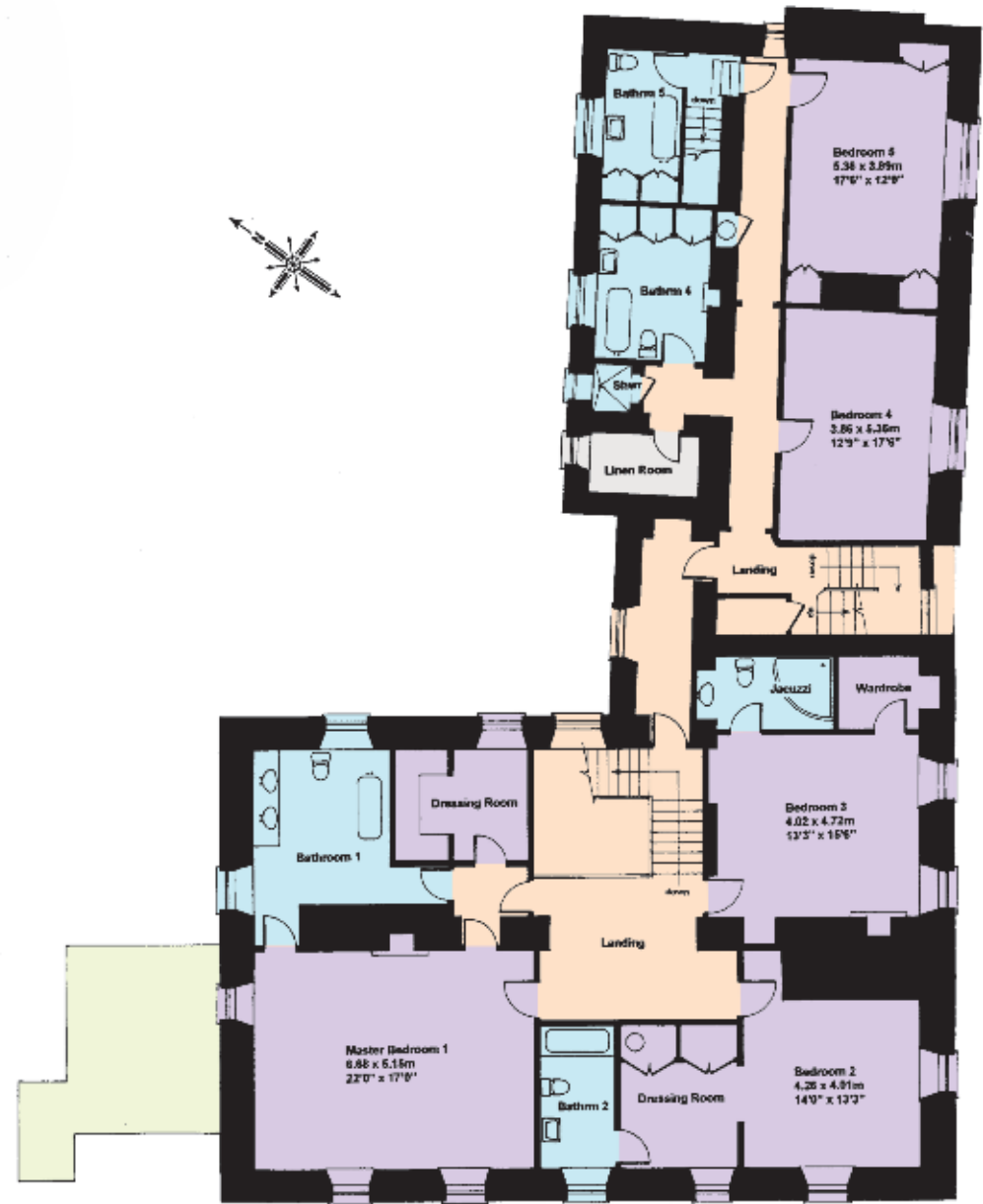




HORSWELL HOUSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 Total 880 sqm (9,470 sqft)

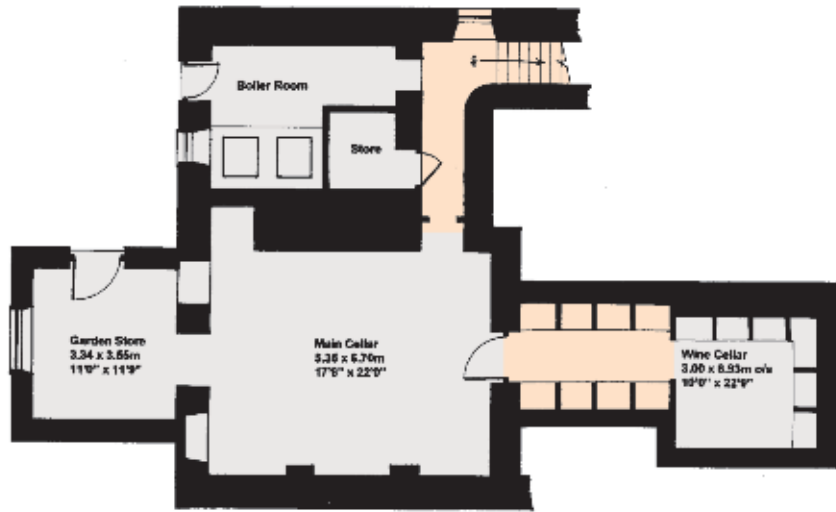


GROUND FLOOR



FIRST FLOOR

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



CELLAR



SECOND FLOOR



Gardens and grounds

- ◆ The sweeping drive runs through a mature stand of trees and sweeps around the lawn to a gravelled parking and turning area in front of the house. The drive also continues around to the rear of the property where there is a car and tractor garage and log store.
- ◆ The gardens which extend to approximately 8.8 acres are made up of extensive areas of lawn interspersed with magnificent mature trees and shrubs including Rhododendron, Magnolia and Camellia. Some of the superb specimen trees include a 300 year old cork oak and a tulip tree. There is also a paddock, orchard, croquet lawn, pond and water fountain within the grounds and there are a number of private court yards and sitting areas, one of which has a splendid outdoor fireplace.

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G	19	23

Not energy efficient - higher rating needed

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F	23	26
1-44	G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Services

Mains water and electricity. Private drainage. Broadband available.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold

Local Authority

South Hams District Council,
Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NR.
Tel: 01803 861234

Devon County Council,
County Hall, Topsham Road, Exeter, Devon, EX2 4QD.
Tel: 01392 382000

Council Tax

Band H

Post code

TQ7 3JU

Important notice

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Directions

From Kingsbridge take the A381 towards Salcombe. Continue through the village of West Alvington and about 1 mile after the village take the turning to the right signposted South Milton (this is actually the 4th right after leaving the village but the first signed to South Milton). Proceed into South Milton and just after the road narrows as it passes between 2 thatched cottages (The Quillet on the left and The White Cottage on the right) turn immediately left signposted Thurlstone Rock and

South Milton Sands. Follow this lane for about half a mile past the entrance to Horswell Cottages and Coach House and continue to the end of the tall red brick wall on your left where you will then see the entrance to Horswell House on your left hand side.

Viewing

Viewing by prior appointment only with the agents.



