



- AN ATTRACTIVE DETACHED PERIOD PROPERTY
- CLOSE TO SMUGGLERS LANE FOR ACCESS TO HOLCOMBE BEACH
- SUBSTANTIAL FAMILY HOME/ BED & BREAKFAST/COMMERCIAL PROPERTY
- LARGE RECEPTION SPACES
- KITCHEN AND CONSERVATORY
- LOUNGE/SNUG AND CLOAKROOM/WC
- FOUR EN-SUITE BEDROOMS
- LOWER G/F 2 BED ANNEXE/APARTMENT

**Holcombe Drive, Holcombe, EX7 0JW**

**OIEO £600,000**

A detached period family home formerly operating as a B&B business. Situated close to Smugglers Lane for access to Holcombe beach and the coast path. Extensive and versatile accommodation set over three levels and offered in excellent decorative order with high quality fixtures and finish. Offering numerous configurations with gardens, garage and accommodation comprising as follows.



## Property Description

### LOCATION

The Coach House is situated in a superb location on the seaward side of the coastal village of Holcombe, a short distance from Smugglers Lane, where access can be gained at low tide to Holcombe beach and the sea wall walkway. Additionally the south-west coast path is accessible nearby at Windward Lane. Holcombe is a picturesque village situated on the beautiful South Devon coast, midway between the resort towns of Teignmouth and Dawlish, between the Rivers Exe and Teign. There are many beaches, the nearest being Holcombe, which is just a short walk away, down Smugglers Lane. The South Devon coast is particularly attractive, having many pretty little coves and endless opportunities for sailing, walking and fishing. In the village itself there are two inns, a post office, church and a village hall. The cathedral city of Exeter and its airport are approximately 15 miles away, also links to the M5, A38 and A30. There is a mainline railway link from Teignmouth and Dawlish providing easy access to London Paddington and Torquay and the English Riviera are approximately 10 miles away.

### DESCRIPTION

The Coach House is a detached property believed to date from the early 1800's. The property has functioned as a small Bed and Breakfast business and has versatile accommodation which, at ground floor level comprises a dining room, a snug/lounge, a cloakroom and a large kitchen which opens to a conservatory, which also opens to an expansive external terrace at the rear. To the first floor there are potentially four commercial letting rooms, all of which have en-suite facilities. The lower ground floor can be arranged as a two bedroom apartment/annexe or a one bedroom apartment with additional Bed and Breakfast letting space. This could also provide facilities for multi-generational family living. There is a large garage with roll-up door, which has previously served the business as a laundry/store and has been fitted with three phase electric and would make an ideal workshop if required. To the rear of the property there are attractive landscaped terraced gardens with an undercover area, paved areas and various mature shrubs and exotic





plants etc.

A panel and part glazed door opens to an....

### ENTRANCE VESTIBULE

With window seat/store, side facing uPVC double glazed window and a timber panelled inner door opens to the....

### SPLIT LEVEL RECEPTION AREA

Oak flooring with this space being set on two levels with a feature arch and ceiling mouldings. Fireplace with log burning stove set on a slate hearth with feature surround. Column-style radiator, stairs rise to the first floor, front facing uPVC double glazed window with display shelves beneath. uPVC double glazed French doors open to a feature external terrace. Previously served as a commercial dining space for a B&B.



### KITCHEN

Front facing uPVC double glazed window, fitted with a range of floor and wall mounted units with timber cupboard door and drawer fronts and ample areas of roll-edge work surface with tiled surrounds, inset one and a quarter bowl single drainer stainless steel sink unit, space for large American-style fridge/freezer and Rangemaster stove with filter over. Double radiator, ceramic floor tiles, breakfast bar, built-in dishwasher, spotlights and a side facing uPVC double glazed window. A uPVC double glazed door open to....



### CONSERVATORY

Multiple uPVC double glazed panels overlooking the mature gardens and also having uPVC double glazed French doors opening to the terrace.

### SNUG/FURTHER RECEPTION SPACE

Two uPVC double glazed windows, textured ceiling, feature fireplace with inset Living Flame coal effect gas fire and timber-effect flooring.

### CLOAKROOM/WC

Side facing uPVC double glazed window with some views

towards the countryside above the village, WC, pedestal wash hand basin, radiator, timber flooring.

#### FIRST FLOOR LANDING/PRINCIPAL BEDROOMS

Vaulted ceiling with beams, picture rail, large feature gable window having some views over the surrounding area, radiator, dado-height panelling to walls, panel doors open to FOUR BEDROOMS, titled Master, Snug, Vintage and La Petite accordingly, all of which have en-suite facilities.

#### LOWER GROUND FLOOR

The lower ground floor is approached from the garden at the rear of the property as well as steps which descend from the terrace. The lower ground floor comprises a large SELF CONTAINED ANNEXE/APARTMENT with RECEPTION ROOM; uPVC double glazed French patio doors and corresponding side panels overlooking the courtyard and with access to a brick paved seating area, radiator. KITCHEN; Modern cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, integrated brushed chrome electric oven with ceramic hob, dingle drainer stainless steel sink unit with mixer tap over, uPVC double glazed window and door with outlook and access to courtyard, glazed fronted display cabinets, further counter tops. BEDROOM ONE ; Two uPVC double glazed windows overlooking the courtyard, radiator. EN-SUITE BATHROOM; Quarry tiled flooring, uPVC obscure double glazed window with deep tiled sill, low level WC, ball and claw slipper style roll edge bath, pedestal wash hand basin, tiled shower enclosure with sliding glazed door and screen, fitted shower, door to linen cupboard, ladder style towel rail/radiator. BEDROOM TWO; Radiator. EN-SUITE SHOWER ROOM; uPVC obscure double glazed window, pedestal wash hand basin, WC, tiled shower enclosure with dual function shower.

#### OUTSIDE

To the rear of the property there is a pleasant mature enclosed garden/courtyard with cobbled area, an area laid to hardstanding, a small lawn as well as an undercover area being primarily paved. There are a number of mature shrubs and exotic plants comprising bamboos and palms etc and a good degree of privacy and seclusion is enjoyed. Additionally there is a sizeable garage with a roll-up door which has

previously functioned as a commercial laundry. Three phase electricity has been installed which would be ideal for anyone requiring workshop facilities. There is also a small side courtyard and an outside water tap.

#### TERRACE

Terrace accessed from the main residence with attractive wrought iron balustrading overlooking the courtyard with outlook and steps down to the courtyard.

MATERIAL INFORMATION - Subject to legal verification

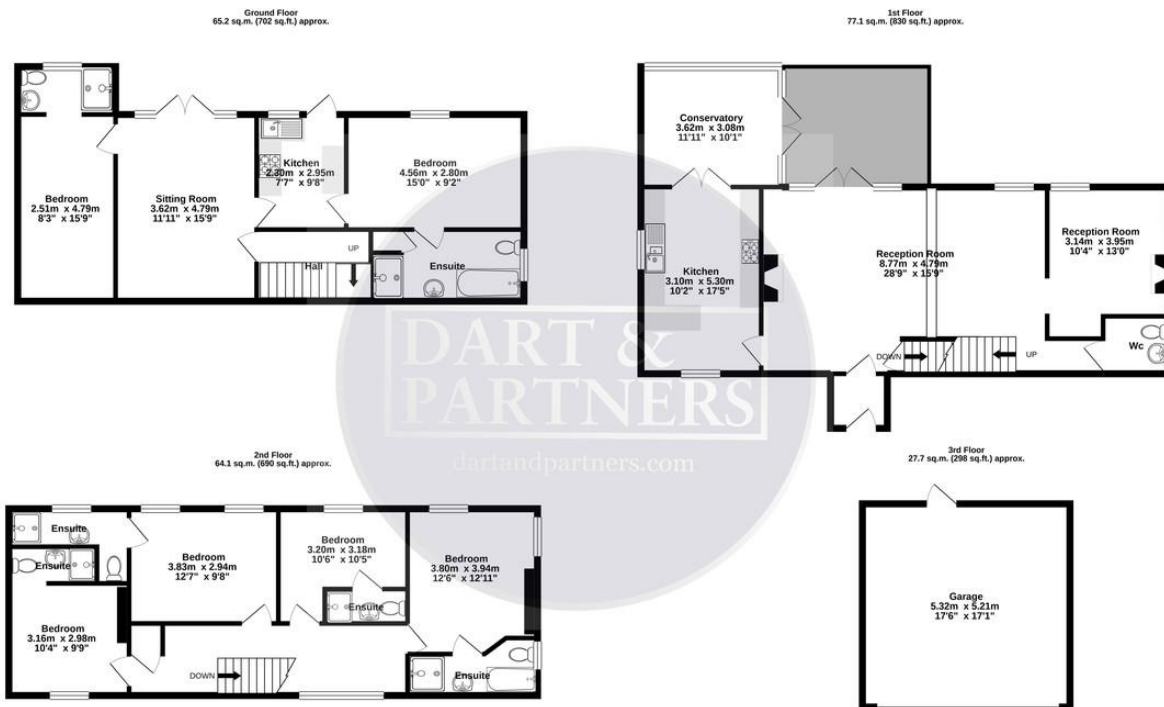
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Council Tax Band E

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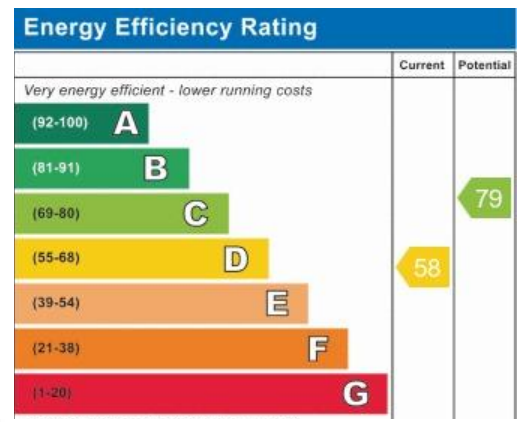
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**TOTAL FLOOR AREA : 234.1 sq.m. (2520 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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