



Crabadon Manor, Halwell, Totnes, Devon

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A medieval manor house set within a **secluded wooded valley** with two cottages, historic barns and a selection of outbuildings, all set within about 140 acres of grounds. Available as a whole or in five lots.

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## Summary of accommodation

### Lot 1: Crabadon Manor

Porch | Entrance hall | Orangery | Dining room | Library | Drawing room  
Kitchen/breakfast room | Pantry | Utility | Conservatory | Shower room  
Principal bedroom with en suite | Five further bedrooms | Family bathroom

### Lily Pond Cottage

Kitchen/breakfast room | Bedroom with en suite | Sitting room/second bedroom  
Shower room

### Outbuildings

Five medieval stone barns with potential for conversion subject to obtaining the relevant planning consents | Storage sheds | Car port

Gardens and grounds extending to about 15.88 acres

### Distances

Totnes 6 miles (London Paddington from 2 hours 42 minutes), Kingsbridge 10 miles, Dartmouth 11.5 miles, Salcombe 15.7 miles (All distances and times are approximate)

### Lot 2: Paddocks

Two paddocks extending to about 4.12 acres

### Lot 3: Crabadon Cottage

3 bedroom farmhouse | Garden extending to about 0.25 acres

### Lot 4: Farmland

Farmland extending to about 120.11 acres

### Lot 5: Barns with planning permission

Two barns with Class Q planning permission set in about 0.94 acres



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## Situation

Crabdon Manor is set within a peaceful valley in the South Hams area of Devon, renowned for its unusually temperate climate and unspoilt verdant countryside. The property sits in an Area of Outstanding Natural Beauty with the south Devon coast and Dartmoor National Park nearby. There are many sandy beaches nearby, including Blackpool Sands (10.5 miles), Bantham (15 miles) and Thurlestone (15 miles) offering safe bathing, sailing, surfing, rowing and other recreational activities.

The Salcombe/Kingsbridge and Dart estuaries provide a perfect sailing base from which to explore The Solent, Lymington, and Isle of Wight to the east and Newton Ferrers, Plymouth, Fowey and the Fal estuary to the west.

The nearby and well-known eclectic town of Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and pubs. There is a mainline station with a direct service to London Paddington taking from 2 hours 42 minutes.

There are some well-regarded schools in the area including Kingsbridge Community College, Stover School, Mount Kelly. Slightly further afield are Exeter School and The Maynard.





## Lot 1: Crabadon Manor

Crabadon Manor was built in Medieval times as a Summer Retreat for the monks of the Cisterian Monastery of Buckfastleigh in the 13th Century, the Monastery having been founded in 1135 by grant from King Stephen. The overmantel in the drawing room denotes its heritage from the Monastery at that time. The building used to comprise four sides around the lily pond, part of which was made into cloisters. The original chapel is under partial restoration, with a new roof made to heritage standards. It has a handsome Norman doorway.

The house is of a long single depth rectangular layout with a central cross passage with two storey porch at the front. First impressions are fantastic, with an impressive front door leading to the entrance hall with its heavy slate floor and oak panelling, setting the tone for the rest of the house. From the entrance hall the principal reception rooms are accessed. On one side is the library through which is accessed the drawing room, which is of elegant proportions and features an inglenook fireplace with wood burner.

There is a lift accessed from the library for step-free access to the first floor.

On the other side of the entrance hall is the charming dining room, ideal for entertaining and also featuring an impressive fireplace with wood burner. Beyond this is the farmhouse style kitchen/breakfast room with AGA and space for informal family dining room. From the kitchen, the practical elements of the house are accessed including a utility/laundry room and a conservatory leading to the garden.

The generous proportions continue to the first floor where there are six well-appointed bedrooms. The principal bedroom, which is accessible via the lift, has an en suite shower room. The adjoining bedroom could be used as a dressing room for the principal bedroom if required. There are four further bedrooms.











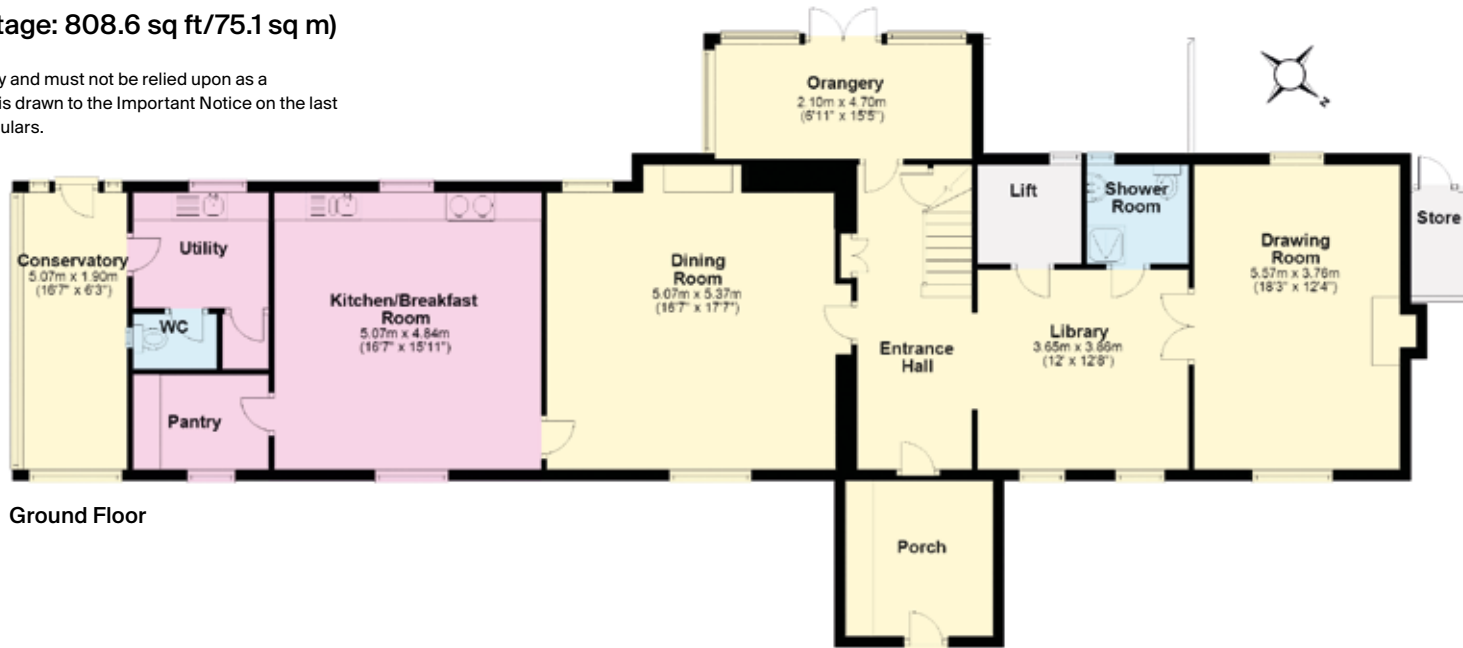
### Approximate Gross Internal Floor Area

Crabadon Manor: 3,200.5 sq ft/297.3 sq m

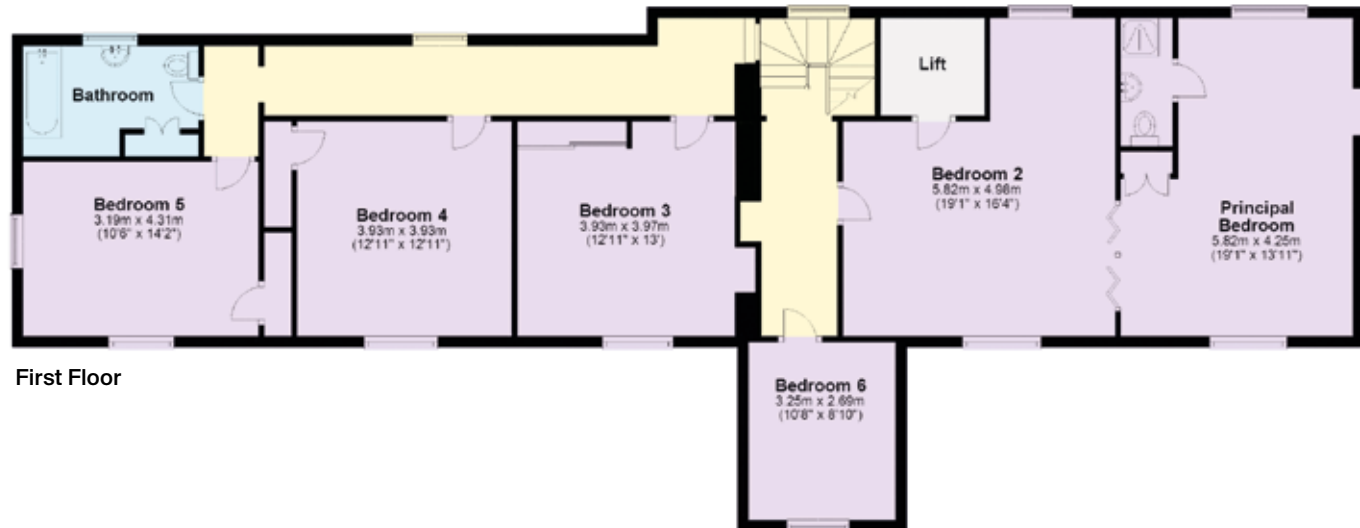
Outbuildings: 6,658 sq ft/618.5 sq m  
(inc Lily Pond Cottage: 808.6 sq ft/75.1 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

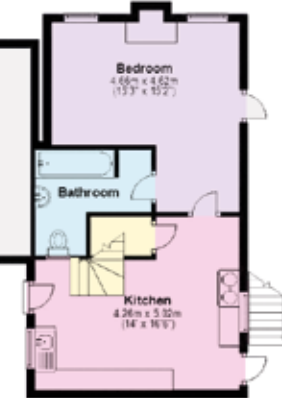
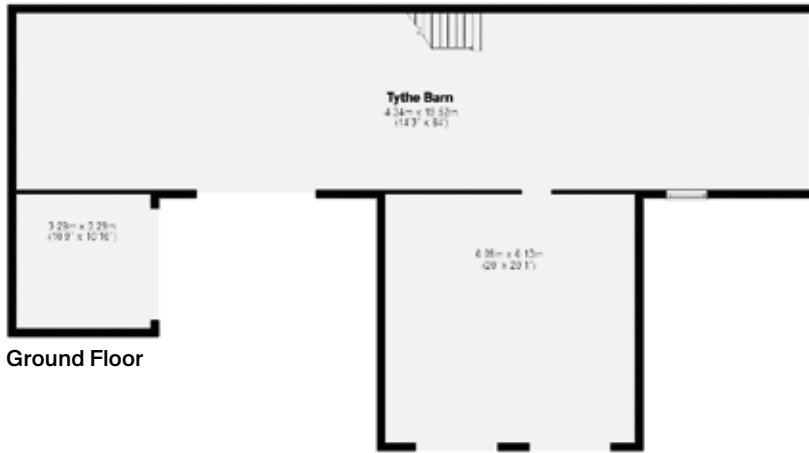
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



**Outbuildings**

## Lily Pond Cottage

Immediately behind the house is Lily Pond Cottage, a cosy detached two bedroom cottage providing ancillary accommodation ideal for holiday letting, guest spill over or a dependent relative. The cottage overlooks the attractive gardens and lily pond. The accommodation comprises a kitchen/breakfast room and bedroom with en suite bathroom on the ground floor and a generous sitting room/second bedroom on the first floor with shower room.

## Outbuildings

There are a range of attractive and historic stone outbuildings at Crabdon Manor, providing potential for conversion to additional residential or holiday accommodation, subject to obtaining the relevant planning consents. The former stable building to the north east of the house and the range of outbuildings immediately to the north are Grade II listed in their own right. Please see floor plans for further information. The original chapel is under partial

restoration, with a new roof made to heritage standards. It has a handsome Normal doorway. Architects drawings available from the agents upon request.

## Gardens and grounds

The established gardens and grounds complement the house perfectly, giving a great sense of privacy and seclusion. Immediately in front of the house is an area of lawn gently sloping down to the secondary driveway that leads to the courtyard at the back of the house where some of the barns are accessed. The land is predominantly pasture with areas of ancient woodland, again protecting the privacy of the property. In total the grounds extend to about 15.88 acres.





## Services

Private electricity supply and private water supply. Oil fired central heating.  
Private drainage.

## Lot 2: Paddocks

Two paddocks extending to about 4.12 acres. Please see boundary plan for more information.

## Lot 3: Crabadon Cottage

Crabadon Cottage is an attractive three bedroom farmhouse with impressive far reaching views over the surrounding countryside and with a garden of around 0.25 acres.



## Lot 4: Farmland

About 120.11 acres consisting of pasture and RPA registered farmland.  
Please see boundary plan for more information.

## Lot 5: Barns with planning permission

The two agricultural barns sit in an elevated position at the top of the land with breath taking views. These offer a fantastic opportunity to develop class Q barns from former agricultural buildings. Planning approval for the residential dwellings has been granted by South Hams District Council ref 4148/19/PDM and 1552/20/PDM.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

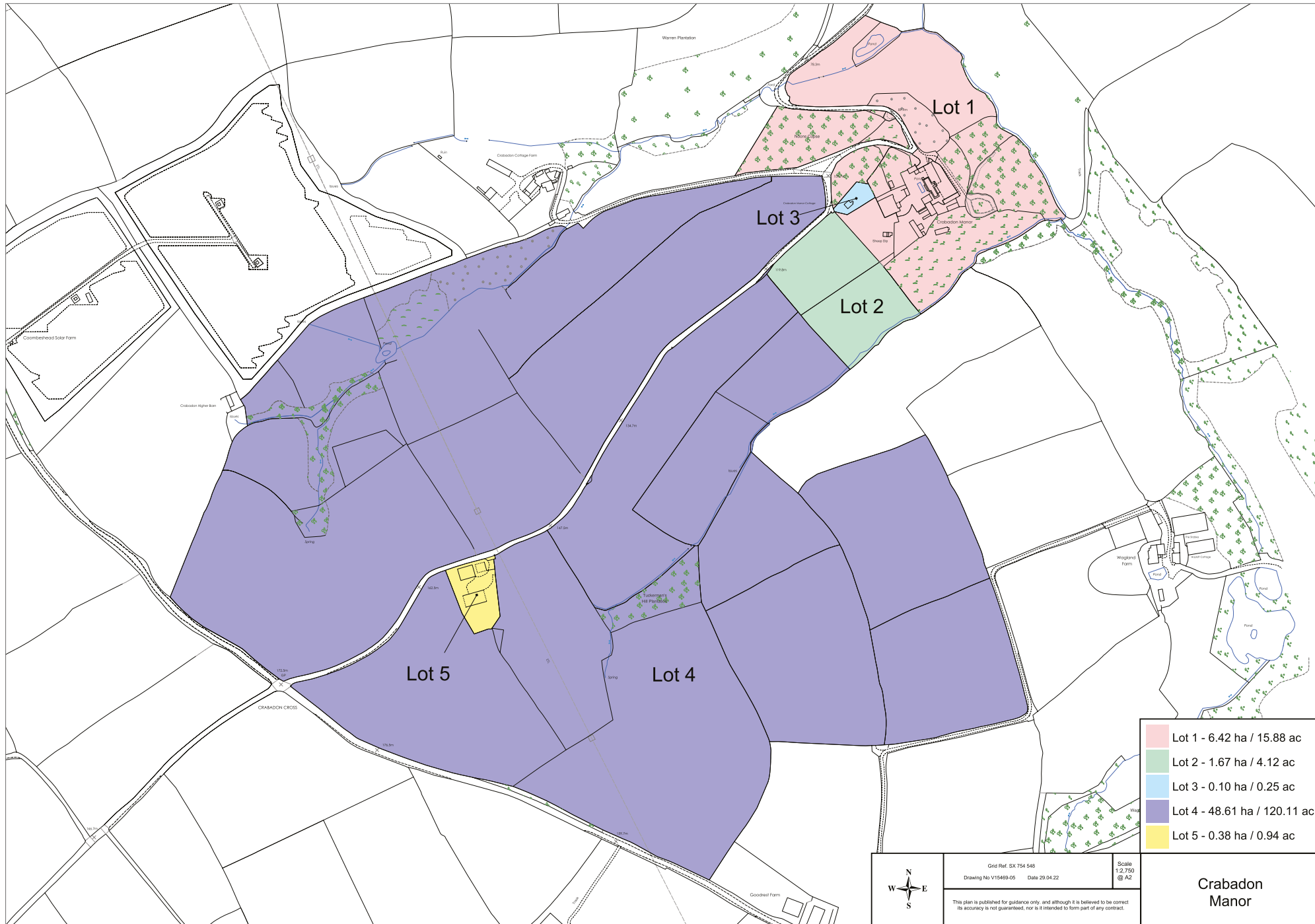
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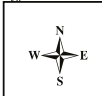
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<span style="display:inline-block; width:15px; height:10px; background-color:#f08080;"></span>	Lot 1 - 6.42 ha / 15.88 ac
<span style="display:inline-block; width:15px; height:10px; background-color:#90ee90;"></span>	Lot 2 - 1.67 ha / 4.12 ac
<span style="display:inline-block; width:15px; height:10px; background-color:#add8e6;"></span>	Lot 3 - 0.10 ha / 0.25 ac
<span style="display:inline-block; width:15px; height:10px; background-color:#8a2be2;"></span>	Lot 4 - 48.61 ha / 120.11 ac
<span style="display:inline-block; width:15px; height:10px; background-color:#ffff00;"></span>	Lot 5 - 0.38 ha / 0.94 ac



Grid Ref. SX 754 548  
 Drawing No V15469-05 Date 29.04.22

Scale  
 1:2,750  
 @ A2

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**Crabadon Manor**

