

# Hacombe Chase, Hacombe, South Devon

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A beautiful, detached house with self-contained ground floor apartment, grounds **approaching 38.75 acres**, indoor swimming pool and superb views. All situated in a rural and idyllic setting.

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## Summary of accommodation

**Ground floor:** Entrance hall | Sitting room | Living room  
Dining/garden room | Kitchen | Utility room  
Reception room/store for swimming pool | Cloakroom  
Double bedroom with en suite shower room

**Guest apartment (external and internal entrance on ground level):** Living room | Kitchen | Double bedroom with en suite shower room | Cloakroom

**First floor:** Large landing | Three double bedrooms  
Two bathrooms

**Outbuildings:** Range of barns/stores | Double garage  
Log store | workshop

Indoor swimming pool | Two stores and a pump room

**Outside:** Sweeping drive with turning circle | Gardens  
High walled garden | Orchard | Former Victorian pond (disused) fields and woodland

Total area 4737 sq ft (440 sq m)

In all about 38.75 acres

## Distances

Newton Abbot train station 3 miles,  
A380 dual carriageway 3 miles, Totnes 9 miles,  
Exeter 18 miles (All distances and times are approximate)



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## The location

Hacombe is situated in a beautiful valley, surrounded by farmland and traditional Devon countryside, and was once described as the smallest parish in England. The parish is known for its beautiful little church of St. Blaise, which merits two stars in Simon Jenkins' "England's Thousand Best Churches" and was built in 1233 by Sir Stephen de Hacombe on his return from the Fifth Crusade. This impressive and historical hamlet, although in an idyllic rural setting, is easily accessible to the larger towns of Newton Abbot, Torquay and the city of Exeter.

The mainline rail station at Newton Abbot is about 3 miles distant and offers a regular high-speed service to London Paddington in about 2.5 hours. Hacombe is well situated between the glorious rural idyll that is Dartmoor and the sandy South Devon beaches, ensuring you will never be short of things to do or places to visit.

Both Torquay and Newton Abbot offer an excellent range of amenities including superstores, hospitals, restaurants, boutique shops and galleries, and a good range of secondary schools including Torquay Boys' Grammar and Torquay Girls' Grammar Schools. The cathedral city of Exeter, which is about 18 miles away, is a hub of cultural excellence and home to one of the top UK universities. The A380 offers access to the M5 and is about 3 miles distant.

## The property

Hacombe Chase, which is not listed, sits in an elevated position at the top of a long drive and offers far reaching and wonderful views. The house, was purchased in 1995 and then extended in 1996 and again in 2006.

Although, it is now in need of some modernisation, Hacombe Chase is well presented and has been well maintained over the years. The entrance hall is wide and welcoming with a beautiful stone fireplace and 'Arts and Crafts' style staircase rising to the first floor.





The sitting room extends to about 30' and has a floor to ceiling stone-built fireplace with woodburning stove and double doors leading through to the dining room/garden room which has five sets of French windows leading to the full width terrace and gardens beyond. The kitchen is fitted with a range of farmhouse style units, a range cooker and fridge/freezer. Off the kitchen is a study, inner lobby, and utility room. In addition to the sitting room is a living room with stone fireplace and further reception area/storeroom which leads through to the indoor swimming pool.





The indoor pool has three sets of double doors offering lovely views and opens onto the sun terrace, which in turn leads to the impressive walled garden. Also on the ground floor is a downstairs cloakroom, double bedroom, and a shower room. The first floor comprises a large landing area, three double bedrooms and two bathrooms.

In addition is the self-contained ground floor apartment which is accessed both externally and internally through the kitchen and utility area. The apartment comprises a living room with double doors to the garden, a fitted kitchen, double bedroom, shower room and separate cloakroom.

## Gardens and outbuildings

The gardens are an impressive feature of Hacombe Chase, having been lovingly planted and maintained for over 30 years and providing an abundance of trees and colourful shrubs. The large walled garden is largely laid to lawn and home to an orchard of apple, pears, green gage and cherry trees. The garden is about 2 acres in total and the fields extend a further 38.75 acres.

The outbuildings comprise a double garage, a range of barns/stores, log store and a workshop.

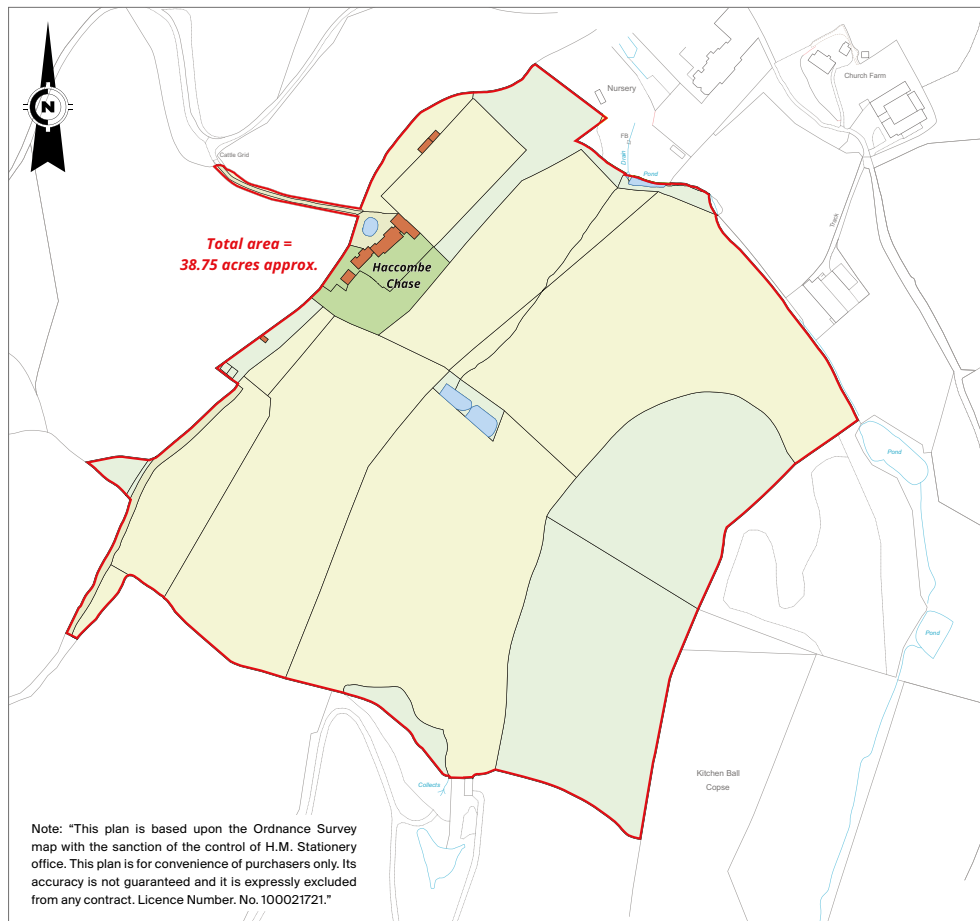


## Services

Oil central heating via radiators, mains water and electricity, private drainage.

## Fixtures and fittings

All items usually known as owners' 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.



## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ12 4SJ)

From the Penn Inn roundabout at Newton Abbot, take the exit signposted Milber and Combeinteignhead, following Shaldon Road through the traffic lights towards Coombe Cellars. Stay on Shaldon Road for a couple of miles until you enter the village of Netherton.

Take the first right at the telephone box and post-box and continue until reaching Hacombe. It appears to be a dead end but keep left and follow the drive through the stone pillars the signs on them, one for Church Farm. This road leads to Hacombe House and St Blaise Church and just before reaching the house and the church, the drive for Hacombe Chase is on the right. Continue along the drive and as the drive approaches a fork, keep left and head around the bend and up the hill.

**What3words:** exits.subjects.eats

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge Council - [teignbridge.gov.uk/01626361101](http://teignbridge.gov.uk/01626361101)

**Council Tax:** Band F

**EPC Rating:** F

**Guide Price:** £1,650,000

## Approximate Gross Internal Floor Area

440.1 sq m / 4737.4 sq ft

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



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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Particulars dated June 2023. Photographs and videos dated June 2023.

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