

Falconers

Salcombe, Devon



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A beautifully crafted Grade II listed manor house, set in over 7 acres of landscaped grounds, close to Salcombe's beaches.

Totnes 19 miles (London Paddington 2 hours 40 minutes), Plymouth 24 miles, Exeter 45 miles
(All distances and times are approximate)



Summary of accommodation

Reception hall | Great hall with galleried landing | Drawing room | Oak room | Kitchen with breakfast area | Sitting room | Study | Office

Eight bedrooms | Six bathrooms (four en suite) | Balcony

Detached outbuildings | Double garage | Four acre paddock | Helipad

In all, approximately 7.2 acres

Location

Falconers occupies a rare position just outside the heart of Salcombe, one of the South West's most desirable coastal towns. Sheltered within the South Devon Area of Outstanding Natural Beauty, Salcombe is famed for its sailing heritage, beaches, and relaxed coastal lifestyle. The property is within walking distance of the town's picturesque harbour, local boutiques, cafés, and fine dining restaurants—including the ever-popular Rick Stein's restaurant and deli.

North Sands and South Sands can both be reached on foot, offering golden beaches, calm waters for swimming and paddle boarding, and breathtaking coastal walks. The South Hams region is also known for its vibrant arts scene, charming market towns, and rich maritime history. For those travelling further afield, Totnes station offers a direct service to London Paddington in under three hours, while Exeter Airport is approximately an hour and fifteen minutes by helicopter.



Falconers

Falconers is a home of extraordinary provenance and timeless charm. Constructed in 1925 using hand-crafted English oak, this remarkable Grade II listed manor house was originally built as a showpiece for the British Empire Exhibition. It was later carefully dismantled and reassembled on this elevated plot above Salcombe, chosen for its commanding views and peaceful seclusion.

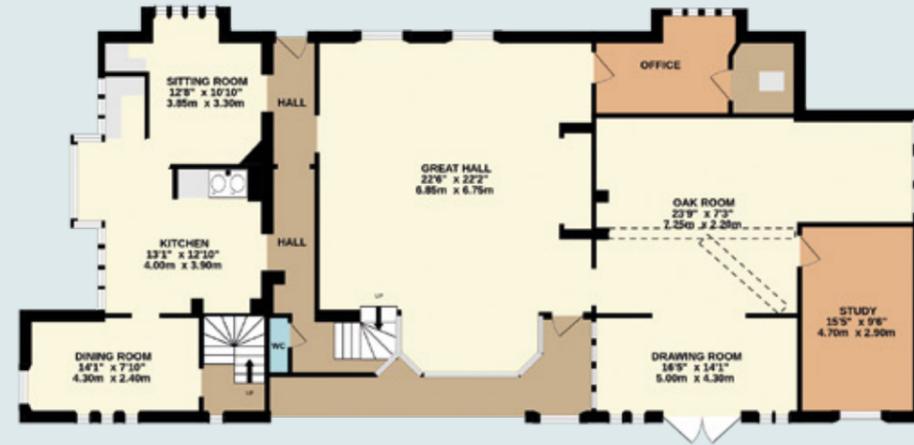
The architecture is striking, showcasing the traditional Kentish Wealden vernacular with oak beams, stained glass windows, and grand fireplaces. The centrepiece is an exceptional full-height great hall, filled with natural light and framed by a dramatic timber truss. This impressive space is overlooked by a galleried landing and sets the tone for the rest of the house.

Reception spaces flow across the ground floor, from the elegant drawing room and oak room to a relaxed sitting room and study. The kitchen, complete with a breakfast area, blends traditional character with modern convenience and forms the heart of the home. Upstairs, eight bedrooms provide flexibility for family and guests, with the principal suite benefitting from a private balcony with views across the garden.



Approximate Gross Internal Floor Area
XXX sq m / XXX sq ft

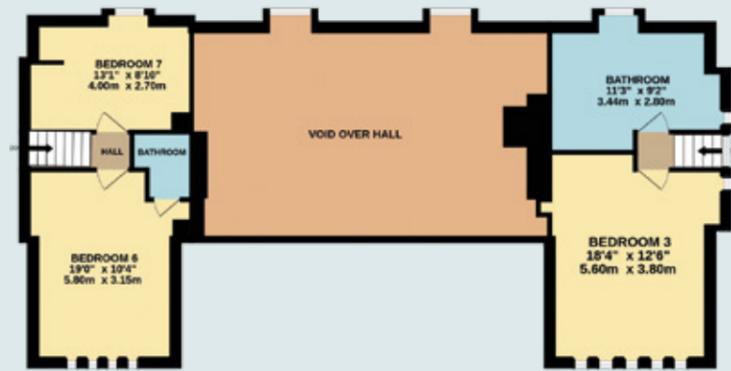
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Ground Floor



First Floor



Second Floor

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.

Gardens and Grounds

The house sits at the centre of a beautifully landscaped gardens and grounds extending to about 7 acres, approached via a sweeping lime tree-lined driveway. The gardens are believed to reflect the influence of Gertrude Jekyll, with naturalistic planting, herbaceous borders, and year-round colour. To the south, a wide terrace extends from the drawing room and overlooks formal lawns and a central water feature. Mature woodland and yew hedging provide privacy and shelter, while a wisteria-covered rear façade adds seasonal beauty.

The grounds continue to surprise and delight with espaliered fruit trees climbing the historic brick walls to the east, enclosing a series of lawned areas connected by gravel paths and rose-covered arbours. A secluded former kitchen garden, now laid to grass, sits beyond, with woodland plantings framing the boundaries of the estate.

The property also benefits from a working helipad discreetly set within a four acre paddock, making Falconers highly accessible as well as supremely private.





Property Information

Services

Services: Mains water, electricity, and drainage.
Oil-fired central heating.

Local Authority

South Hams District Council

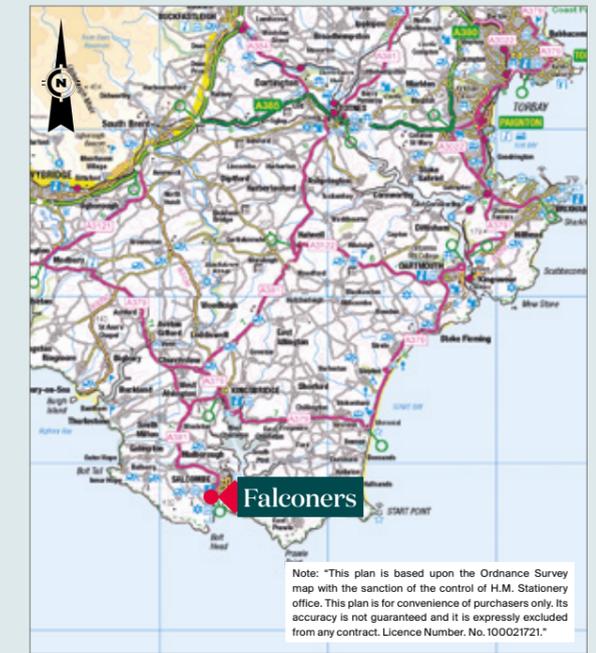
Council Tax

Band H

Directions

Post code: TQ8 8LF

What3Words: ///offerings.nuzzling.barrel





Knight Frank Country Department

55 Baker Street
London
W1U 8AN

James Crawford
020 7861 1065

james.crawford@knightfrank.com

South West Region

Hamish Humfrey
020 7861 1717

hamish.humfrey@knightfrank.com

knightfrank.co.uk



Signature Spaces

Prunella Martin
01548 435007

prunella@signaturespaces.uk

signaturespaces.uk

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