FORD END
HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Ford End | 69 Ford | Holbeton | Plymouth | Devon | PL8 1BX

An enchanting Grade II listed thatched cottage with a green oak-framed extension, two generous bedrooms and around two acres of gardens, meadow and woodland, within walking distance of Holbeton village and the nearby Erme estuary.

Mileages

Holbeton 0.4 mile, Mothecombe beaches 3 miles, Yealmpton 3 miles, Modbury 4 miles, Plymouth 10 miles. (distances approximate)

Accommodation

Ground Floor

Sitting Room, Dining Hall, Kitchen, Utility / Boot Room, Oak-Framed Garden Room, Study / Occasional Bedroom 3

First Floor

Two Bedrooms (One with an Ensuite), Family Bathroom, The generous proportions of the first floor offer clear potential for reconfiguration to create a third first floor bedroom, subject to the necessary consents.

Outside

Extensive Garden / Meadow and Woodland Extending to 2.1 Acres, Outbuildings, Shed, Driveway Parking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, PL8 1AT

The Property

Ford End occupies a peaceful and sheltered position in the small South Hams hamlet of Ford, surrounded by mature gardens and adjoining land. From its deep thatched roof (recently replaced 6 years ago) and soft rendered elevations to the natural planting around the house, it sits with great ease in its rural setting.

Understood to date from the early 17th century, the cottage retains the character of a traditional Devon home, with exposed timbers, deep-set windows and stone and timber floors. Following a comprehensive restoration, the present owners have further improved the property with a green oak-framed garden room, dedicated study and utility/boot room. These additions have transformed the way the house is lived in, bringing natural light into the centre of the ground floor and creating a generous kitchen, dining and living space that opens directly onto the terrace and gardens. The result is a house with genuine character and a delightful atmosphere that works exceptionally well for modern daily life.

The Accommodation

The original front door opens into the dining hall, a welcoming arrival space with ample room for a generous dining table. A broad fireplace recess with a substantial natural timber mantel forms the focal point, complemented by stone flooring and a deep-set cottage window overlooking the garden. The stable-style door can still be used as the principal entrance and the room to connect easily with the kitchen.



The sitting room occupies much of the original cottage and, despite its generous proportions, retains a wonderfully snug and welcoming feel. White-painted beams, a slate flagstone floor and a wood-burning stove create a warm setting for relaxed evenings. Several deep-set windows draw in natural light and offer views over the garden.

The kitchen forms part of the principal open-plan living space and can be entered directly from the driveway, making it a practical everyday arrival point. From here, there is a long view through the adjoining green oak-framed garden room and into the gardens beyond. Shaker style cabinetry is paired with solid wood worktops, a ceramic sink, and black iron fittings. Full-height cupboards provide excellent pantry and household storage, while painted timber boarding and stone flooring sit comfortably within the character of the cottage.

The flooring continues into the beautifully constructed green oak-framed garden room. A vaulted ceiling exposed oak posts and cross-bracing give the room a strong architectural presence, while rooflights and full-height glazing bring in an abundance of natural light. Arranged with space for both dining and relaxed seating, it is the natural place to eat and gather throughout the day.

Wide glazed doors open onto a generous stone terrace which wraps around the extension, allowing the interior and garden to flow easily together. During the warmer months, the terrace becomes a natural continuation of the living space, with ample room for outdoor dining and entertaining.





Adjoining the garden room is a dedicated study/occasional bedroom 3 Exposed green oak beams, a pitched ceiling and stone flooring continue the character of the extension, while a timber-framed window and full-height glazed door to the terrace provide plenty of light and a peaceful outlook across the garden.

The separate utility and boot room, accessed from the side of the property, is fitted with painted cabinetry, timber worktops and a deep ceramic sink, together with space and plumbing for laundry appliances. A half-glazed external door makes this a particularly useful everyday entrance after walking, gardening or time spent within the gardens.

First Floor

The principal bedroom is an exceptional room, extending to almost 20 feet in length. Deep-set windows to two elevations bring in plenty of natural light and frame views across the gardens and adjoining land. Wide timber floorboards and gently sloping ceilings retain the cottage character, while the proportions allow ample space for a substantial bed, seating and further furniture. An extensive range of fitted wardrobes provides excellent storage.

Bedroom two is also a generous double room, with painted timber floorboards and a deep-set cottage window incorporating a window seat overlooking the garden. Its proportions allow plenty of space for additional bedroom furniture. The adjoining en-suite is unusually spacious and includes a large tiled shower enclosure, pedestal basin and WC. A window brings in natural light and provides a further green outlook.



A separate family bathroom completes the first-floor accommodation. Light and well proportioned, it is fitted with a panelled bath with traditional-style fittings, a pedestal basin and WC. A cottage window overlooks the gardens, while simple neutral finishes remain in keeping with the house.

The generous proportions of the first floor offer clear potential for reconfiguration to create a third first floor bedroom, subject to the necessary consents.

In all, Ford End provides approximately 1,424 sq ft of accommodation.

Gardens and Grounds

The gardens and grounds are central to the appeal of Ford End and give the property its remarkable sense of privacy and escape.

A driveway provides private parking beside the cottage. Immediately outside the oak-framed garden room, the broad stone terrace wraps around the extension and provides an excellent setting for outdoor dining, entertaining and relaxed seating.

Beyond the terrace, lawns blend into mature planting, flowering borders and established trees. There are numerous places to sit, from open sunny areas close to the house to more secluded corners amongst the attractive grounds.





Further into the grounds, mown pathways wind through meadow grass and wildflowers, leading between glades and areas of woodland. A stream passes through the lower ground, adding another layer of interest and creating a peaceful, natural environment rich in seasonal colour and wildlife.

The gardens and meadowland extend to approximately 2.1 acres and greatly enhance the enjoyment of the cottage. Meadow, woodland, mature planting and the stream create a rich variety of habitats, offering particular appeal to wildlife enthusiasts and supporting an abundance of birdlife, insects and other native species. Mown pathways wind through the long grass and wildflowers, allowing the land to be enjoyed without diminishing its natural character, while offering the freedom to encourage biodiversity and embrace a gentler, nature-led and more self-sufficient approach to country living.

Two stores and a garden shed provide approximately 213 sq ft of additional space for tools, garden machinery and outdoor equipment.

Situation
Ford is a small rural hamlet surrounded by rolling South Hams countryside, yet conveniently placed for both Holbeton and the coast.

Holbeton is within walking distance and is an attractive village with a community shop and Post Office, primary school, parish church, village hall and the Mildmay Colours public house. The Erme estuary can also be reached on foot, placing beautiful countryside and waterside scenery close at hand.

Mothecombe Beach and the South West Coast Path are within easy reach, while Yealmpton and Modbury provide a broader range of everyday amenities. Plymouth is accessible for its city centre, historic waterfront, mainline railway station and wider shopping, educational and leisure facilities.

Ford End offers a rare combination: the peace and privacy of a cottage immersed in its own grounds, together with village life, the estuary and the South Devon coast all close by.















Property Details

Services:	Mains water and electricity. Oil fired central heating. Underfloor heating on the ground floor, not including the sitting room. Private drainage system.
EPC Rating:	Current: D - 59, Potential: D - 63, Rating: D
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Yealmpton, follow the A379 towards Modbury and turn right where signposted to Holbeton. Continue into the village and proceed along Fore Street. At Holbeton Village Stores and Post Office, turn left into Vicarage Hill. Follow the road uphill and continue out of the village into the hamlet of Ford. After approximately half a mile, Ford End, number 69, will be found on the left-hand side, with the driveway immediately beside the cottage.

Viewing

Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

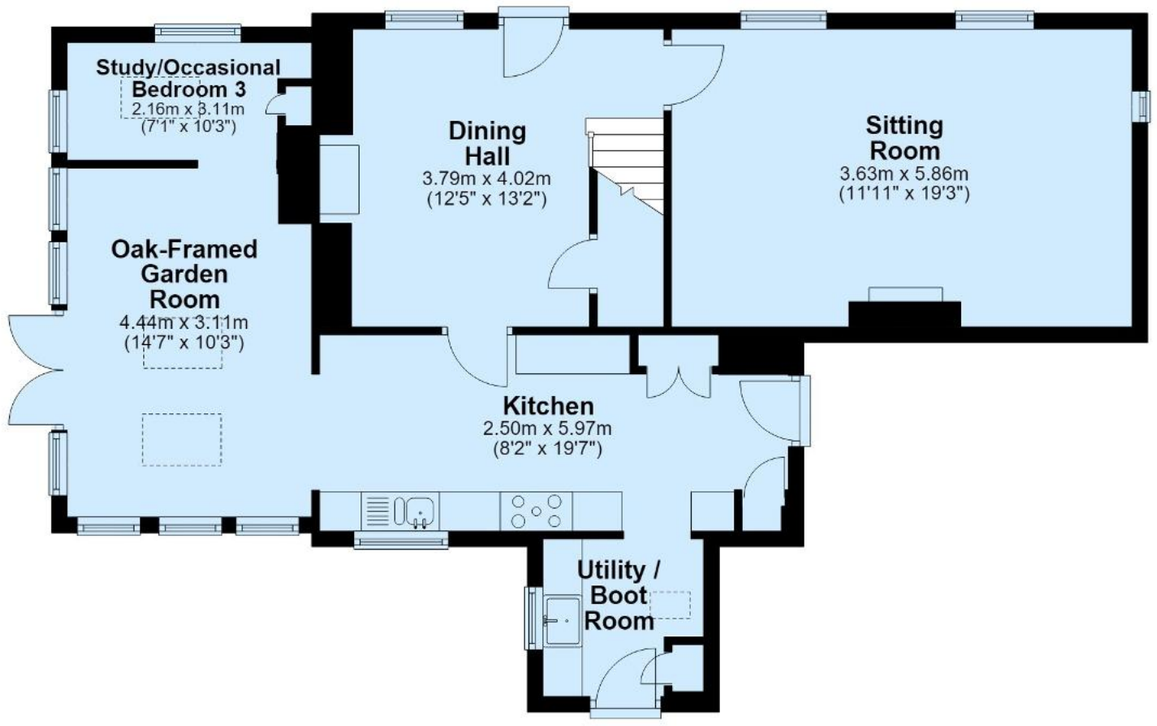
- Enchanting Grade II listed detached 2/3 bedroom thatched cottage
- Beautifully restored and extended to provide approximately 1,424 sq ft of accommodation
- Open-plan kitchen and green oak-framed garden room arranged for dining and relaxed seating with wraparound garden terrace.
- Cosy sitting room with wood-burning stove, characterful dining hall
- Study/occasional bedroom 3
- Exceptional principal bedroom, generous second double bedroom with en-suite, and family bathroom
- Utility/boot room, two stores, garden shed and driveway parking
- Approximately 2.1 acres of gardens, meadow and woodland with mown pathways, wildflowers and a stream





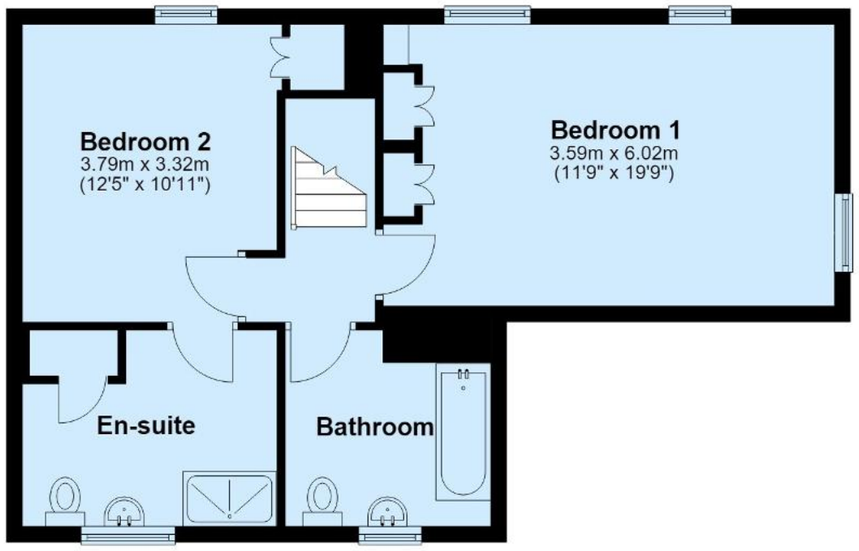
Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



Outbuildings

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus outbuildings, approx. 19.8 sq. metres (212.9 sq. feet)



Main area: Approx. 132.3 sq. metres (1424.2 sq. feet)

Plus outbuildings, approx. 19.8 sq. metres (212.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



