

# INIGO



## *Wrescombe Court*

NEWTON FERRERS, DEVON

£2,250,000 FREEHOLD

Nestled in a quiet pocket of the rural Devonshire landscape, this exquisite five-bedroom Grade II-listed farmhouse has been the subject of a thorough renovation and extension in recent years, creating a warm and welcoming space of over 5,234 sq ft. Beautifully landscaped gardens extend to over eight acres, with wildflower meadows, a boating lake and mature woodland, bordered by fields upon fields of open countryside.

### *Setting the Scene*

Wrescombe Court is thought to have been built in the early 19th century and originally served as a bank barn with a shippen below for the adjacent Wrescombe Farmhouse. The foundations are constructed of dressed stone rubble with granite quoins, topped with a half-hipped slate roof. Converted to a residential home in the 1990s, the house has since been extensively renovated and extended by the current owners.

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Approached by a quiet country lane, the house is set back from the road by a gated gravel driveway, leading through to a central courtyard. A generous provision of parking space lies adjacent to the house, alongside a covered four-bay car port, a large workshop and a wood store.

The location is excellent for mariners, with residents eligible for moorings and kayak storage on the River Yealm estuary harbours.

### *The Grand Tour*

The original stonework and a series of characterful casement windows forms a handsome façade, with the primary entrance accessed by a path through the front gardens on the westerly side.



The interior has been beautifully executed throughout, combining a thoughtfully considered colour palette with many original features peppered through the interior spaces. A large log-burning stove makes a warm welcome in the entrance hall at ground level, where the original beams extend overhead, slate flagstone run underfoot, and full-height bookcases line the walls.

The reception room/library is flanked by two of the five double bedrooms; both are generously proportioned and have their own bathrooms. Casement windows invite a soft light through the course of the day, and a door from the bedroom at the opens directly to the front gardens.

Steps lead up to the timeless yet sensitively modernised kitchen and breakfast room – a space designed for those who like to cook. Bespoke joinery provides plenty of workspace and a six-oven AGA is set centrally. French doors provide access from here to one of several terraces.

Arguably the most impressive room in the house is the Great Hall, a magnificent space where soaring vaulted ceilings create an exaggerated sense of volume, inviting a call for music, entertaining, dining and relaxing around the huge open fireplace, bringing the whole house together in winter months. Another bedroom (or study) is also set on this level, with views across the gardens.

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A gallery landing bridges to the main bedroom on the easterly side; a beautifully appointed room with walk-in wardrobes tucked behind a partition wall, and an en suite bathroom with a walk-in shower and a bathtub. A third bedroom is also positioned on this level, currently set out as a music room and easily befitting a playroom or home workspace.

The most recent addition brings a brand-new extension to the lower-level of the house, where a large games room provides space for table tennis or a pool table, a newly fitted sauna, a cloakroom and deep-set storage areas. Sliding glass doors open this room onto the lower terrace, with its sunken cedar hot tub and outdoor shower.

### *The Great Outdoors*

Integral to the experience of Wrescombe are the wonderfully considered gardens that envelope the house. Undulating swathes of lawn provide plenty of space fair-weather activities and parties, all set against a near unbroken backdrop of the surrounding countryside. Terraces form the immediate periphery, with beds of flowering perennials and dense herbaceous borders ensuring colour and interest year round.

A long concrete-cast table and outdoor kitchen provide the perfect pavilion for open air pizza nights and strategically placed seating areas ensure there's always opportunity to follow the sun through the course of the day.

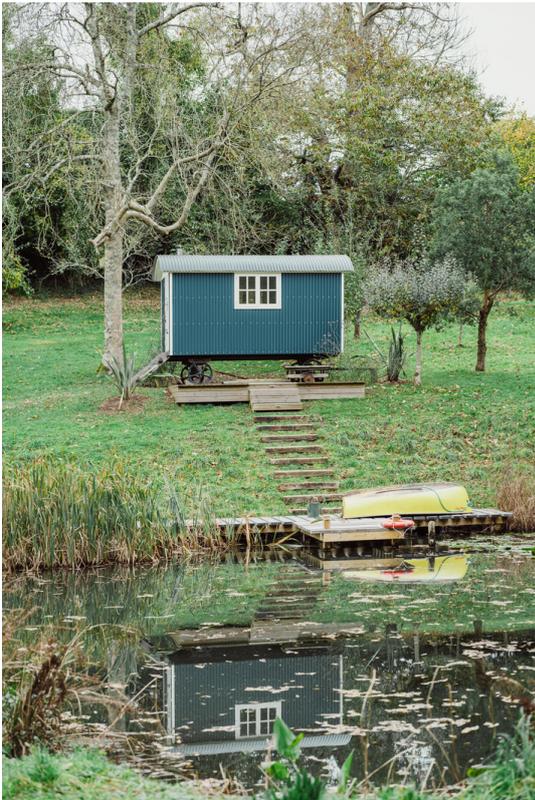
Wildflower meadows have been lovingly developed in recent years, now a hive for local wildlife and biodiversity. Hundreds of newly planted saplings form the foundations for a budding native woodland area, adding to the enchanting pockets of existing woodland.

A boating lake with a decked pontoon sits centrally, and the beautifully appointed shepherd's hut is also available, by separate negotiation. For self-sufficient gardeners, there is a fantastically productive vegetable plot, where raised beds spill over with flowers, herbs and vegetables, two greenhouses and a chicken coop.

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### *Out and About*

Wrescombe Court is perfectly positioned for easy access to the beautiful surrounding countryside of Devon's South Hams district. Nearby are the twinned villages of Noss Mayo and Newton Ferrers, which sit on either side of the Newton Creek on the Yealm Estuary. The villages are exceptionally friendly with many clubs and societies with conservation being a pronounced theme.

While Newton Ferrers is the larger of the two villages, Noss Mayo is well served by wonderful amenities including two great waterfront pubs, The Ship and The Swan. Newton Ferrer has a plenty of independent shops and restaurants including The Green, a deli which also has coffees and pastries, Ben's Farm Shop for organic and local produce, and the Dolphin. An annual village festival called the Regatta takes place on the River Yealm every August with rowing, crabbing and fireworks, along with a friendly but competitive race between the villagers. Mothecombe is also under 15 minutes' drive and has a fantastic summer restaurant called the School House.

Plymouth itself is a vibrant city with an identity tied to its maritime roots. Tinside Lido is a spectacular 1930s art deco lido in a unique circular structure, overlooking the Plymouth Hoe and Smeaton's Tower. Further local attractions including Theatre Royal Plymouth, the National Trust house Saltram and the golden sands of Bovisand Beach.

There are plenty of excellent schooling options in the area including Devonport High School for Girls and Boys, Plymouth College, High View School and Newton and Noss Primary School.

Transport links to the surrounding areas and beyond include a local bus service and a rail line to London Paddington from Plymouth. Exeter is reached in just under an hour by car along the A38, which continues via the M5 to Bristol and Bath.

Council Tax Band: G

Please note that this property is owned by the relative of an employee of The Modern House Ltd.

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.