



HEWTON HOUSE

WEIR QUAY • YELVERTON • DEVON







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Hewton House is an immaculately presented and delightful family home that occupies a commanding position on the edge of the popular rural hamlet of Hewton enjoying panoramic waterside views. The property is located within the Bere Peninsula AONB and faces due South with spectacular uninterrupted views over its own grounds and the surrounding Tamar Estuary. The property has been maintained and improved to the very highest standards over recent years, both inside and out. It currently generates an attractive income stream from two holiday cottages and the attached annexe.

Hewton House

Entrance hall • Study • Kitchen/Dining room • Family room • Drawing room • Sitting room • Laundry/Utility room
Downstairs shower room • Conservatory/Garden room

Principal bedroom suite • 4 further double bedrooms • Bathroom and shower room

Tanglewood

Attached 2 bedroom residential annexe to the main house comprising:

Kitchen • Sitting room • Conservatory/Dining Room • 2 bedrooms • Bathroom

Boxwood

Detached 2 bedroom holiday cottage over 2 floors comprising:

Kitchen/breakfast room • Sitting room • Entrance hall • Bathroom • 2 Bedrooms • Landing/sitting area

Driftwood

Detached 2 bedroom holiday cottage comprising:

Kitchen/dining room/sitting room • 2 bedrooms • Bathroom

Magnificent South-facing, mature landscaped gardens totalling approx. 4.25 acres and comprising - Lawned and planted terraces
Summerhouse • Swimming pool • Garage/workshop • Ponds and orchard • Pasture paddock and woodland

Bere Ferrers 2 miles • Bere Alston 1.5 miles • Tavistock 8 miles • Plymouth 14 miles (London Paddington from 3hr)

Exeter 49 miles (London Paddington from 2hr 4 mins and London City Airport 1hr)

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the text.

Hewton House – for sale freehold

Hewton House is the most fabulous family home situated in an idyllic position on the edge of the small hamlet of Hewton which consists of a small group of houses and cottages in a picturesque rural but accessible setting on the Devon/Cornwall border.

The property offers superb south facing panoramic waterside views overlooking the River Tamar estuary and across the Bere Peninsula. The main house was originally a Devon longhouse that dates back to about 1870 with additions and extensions in the 1930s. In recent years the property has been comprehensively updated and benefits from new heating systems, new kitchen, replacement electrics, new windows and conservatory, new roof, rebuilt garages and summerhouse and refurbished pool.

The property is ideally situated being less than 2 miles from Bere Ferrers that has a pub, park with tennis courts and a train station that provides a direct rail link to Plymouth. Bere Alston is just over 1.5 miles away and offers the convenience of 2 shops, post office, butchers, chemist, doctor's surgery, pub, school, garage, church and another train station linking to Plymouth. The River Tamar is tidal to well beyond this stretch of the river and provides excellent opportunities for watersports, sailing and boating. Just down the hill from Hewton is Weir Quay on the Devon bank of the river where there is a sailing club, traditional boatyard and deep water moorings. Of note, Tavistock is only about 8 miles away where Mount Kelly Foundation (2.1/2 – 18 yrs) offers an outstanding level of education.

The property as a whole consists of the principal 5 bedroom house and attached 2 bedroom annexe / cottage – Tanglewood. There are also two detached 2 bedroom cottages - Boxwood located behind the main house and off the driveway and Driftwood which has its own separate driveway and parking across the lane. Tanglewood has full residential use with Boxwood and Driftwood subject to holiday use restrictions. The cottages are currently rented out as successful furnished holiday lets through English Country Cottages (all three cottages attain 5 star ratings) and produce an attractive income stream. Further details are available to interested parties.





The property is situated off a quiet rural lane and there is ample parking within the private driveway. The front door of the main house leads into the hallway, off which is an office and a lovely open plan kitchen/breakfast room. The spacious and airy 'Treyone' kitchen has a central island with solid oak worktop, bespoke fitted oak units and dresser, 4 electric oven Aga with supplementary electric hob and granite work surfaces. All appliances are built in throughout and include tall fridge, tall freezer, secondary fridge, combi microwave/oven, coffee maker and wine cooler. To the rear of the kitchen is a boot room and WC. To the front of the open plan kitchen/breakfast room is a sitting room with a wood burner. An arched glass doorway leads to the inner hallway with original Minton tiles and access to the stairway and drawing room. The drawing room has lovely period features and proportions and second wood burner. Beyond this is a games room with a lovely parquet wooden floor. All three reception rooms and the office enjoy breath-taking views across the gardens to

the River Tamar below. To the rear of the house is a laundry room with an oil-fired boiler and pressurised water system, utility room and a shower room. At the far end of the corridor is a unique conservatory/garden room which has a door leading out on to a large south facing terrace. Of note, the property is not Listed.

Stairs lead up to the first floor landing and corridor, off which there are 5 bedrooms and a family bathroom. The principal bedroom has its own large en-suite bathroom (with both a Victorian roll top bath and a shower). The family bathroom also has both a Victorian roll top bath and a shower and three of the five bedrooms are at the front of the house and enjoy fabulous panoramic views over the Tamar Estuary.

Tanglewood is attached to the main house but can only be accessed via its own front door. Downstairs is a kitchen, conservatory/dining room and sitting room whilst upstairs there are two double bedrooms and a family bathroom. Tanglewood

has use of a discrete part of the larger garden and enjoys the same breath-taking views down the Tamar valley as the main house.

Boxwood Cottage is detached and situated behind the main house. Downstairs is a kitchen/breakfast room, sitting room and bathroom. Upstairs is a large landing (that could be used as a third bedroom) and two double bedrooms. .

Driftwood Cottage is detached and situated to the other side of the private lane and enjoys a high degree of privacy and magnificent views down The Tamar Valley. The front door leads through to an open plan kitchen/dining /sitting room and a high vaulted ceiling and large full length windows facing south and overlooking the estuary valley. Beyond the open plan living room are two double bedrooms and a family bathroom with both a bath and a shower.

The three cottages have use of a shared utility room located beside Tanglewood Cottage.



Gardens and grounds

The gently sloping south facing gardens and grounds of Hewton House and Cottages are spectacular and a real feature of the property. They benefit from a substantial stone wall with entrance side gate on the eastern boundary which provides both privacy and shelter. In front of the main house and facing south is a large terrace that is perfect for al fresco dining and outside entertaining. Below this is a lovely outside swimming pool that was renovated about 3 years ago and is heated via an air source heat pump. It has a wooden decking surround and to one side of the swimming pool there is a pond with fountain. Also within the grounds is a lovely flat croquet lawn, a walled "secret" garden with fountain, a summer house and stunning array of specimen trees and shrubs including a magnificent beech tree and mimosa tree. Throughout the garden there are lots of delightful sitting areas that all enjoy slightly different views and aspects of the stunning Tamar Estuary below. Leading down from the formal gardens there is a paddock with post and rail fencing and fruit tree orchard (apples, pears and cherry) the bottom corner of which provides gated access to the country lane on the east side of the property that leads down a hill (approx. 500 meters) to the River Tamar. There is also a small copse of woodland. Land to the west of the property is owned by the Mount Edgcumbe Estate.

The driveway that separates Driftwood from the rest of the property is owned by the Mount Edgcumbe Estate and Hewton House has access rights over it. Off the driveway is a detached double garage / workshop.



Bere Alston or Bere Ferrers train stations are about 2 miles away providing a branch line connection to Plymouth with transfer to inter-city rail connections (London Paddington from 3 hours). Exeter is about 49 miles by car via the A30 to join the M5. Exeter St David railway station provides a direct link to London Paddington from 2 hours. Exeter Airport provides a plane link to London City Airport in about 50 minutes.



The villages of Bere Alston and Bere Ferrers are nearby and both offer train services to Plymouth. There are 2 convenience stores, post office, butchers and chemist



shops, doctors' surgery, 2 pubs, primary school, garage and a church. More comprehensive amenities are found in Tavistock (about 8 miles away) and Plymouth (about 14 miles away).



There are a number of educational options close to Hewton at primary and secondary level within a close range. Mount Kelly Foundation (2 ½ - 18) is situated in Tavistock 8 miles away, with two further primary schools and one secondary school.



The property is situated within an Area of Outstanding Natural Beauty and World Heritage Site. The River Tamar, which is tidal to well beyond this point, provides excellent opportunities for watersports. Within a short walking distance from Hewton is Weir Quay where there is a sailing club, boatyard and deep water moorings on the river. The area provides many and varied opportunities for walking, riding and fishing. Both Bere Alston and Bere Ferrers have parks for children and there are a wide range of very active local clubs including tennis, art, gardening and bridge.



Plymouth is about 14 miles away and provides a wide variety of boating and yachting facilities with a choice of marinas including Sutton Harbour, Mayflower, Plymouth Yacht Haven and King Point. The western edge of Dartmoor National Park is about 9 miles away. There are golf clubs at Yelverton, Tavistock and St. Mellion.



Services

Oil fired heating, under floor heating through part of the house.
Mains electricity and water. Private drainage.

Local Authority

West Devon Borough Council, Kilworthy Park, Drake Road,
Tavistock, Devon, PL19 0BZ. Tel No: 01822 813600

Rights of Way

There is a right of access down the rear driveway to the neighbouring fields owned by Mount Edgumbe Estate.



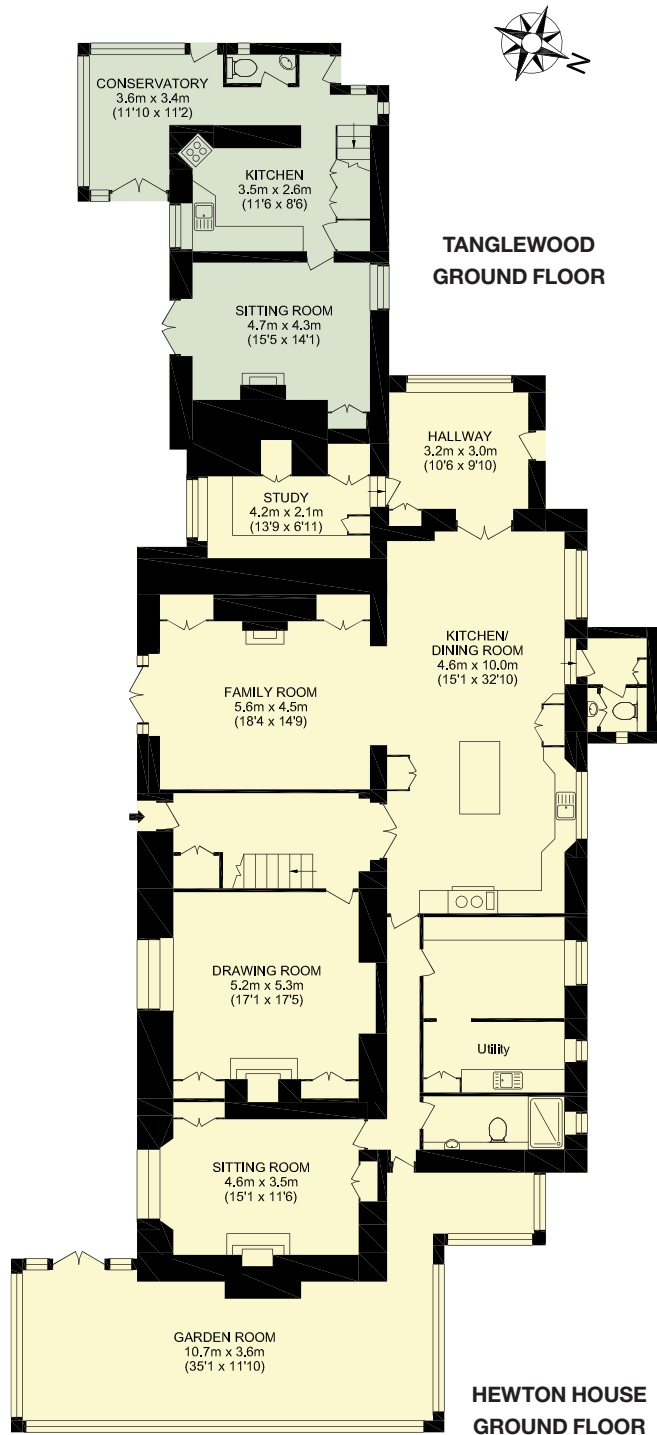


Mooring

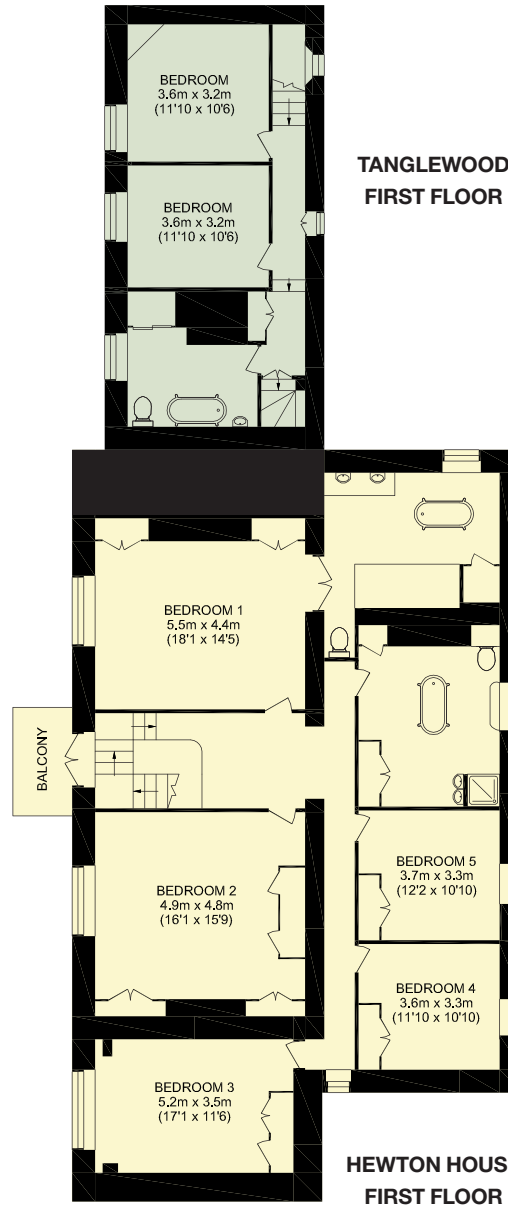
A fixed mooring may be available nearby at Weir Quay.

Fixtures and fittings

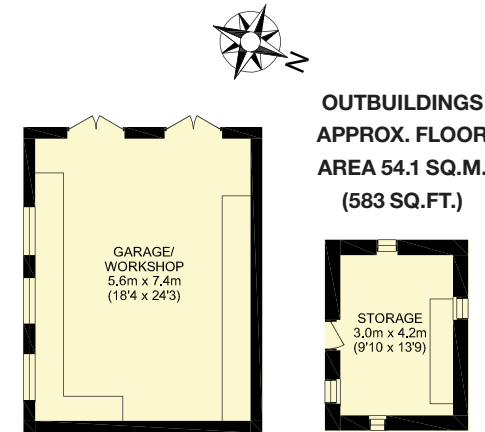
All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



**TANGLEWOOD
GROUND FLOOR**



**TANGLEWOOD
FIRST FLOOR**



Approximate Gross Internal Floor Area
Hewton House: 438.4 Sq.M. - (4719 Sq.Ft.)
Tanglewood: 100.6 Sq.M. - (1083 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

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111.

Directions (Post code PL20 7BW)

From Tavistock follow the A390 Callington road for about 2 miles. At the Harvest Home pub turn left and at the next crossroads turn left again, signed to Bere Alston. On entering the village turn left signed to Weir Quay and Hewton. At the next crossroads proceed straight over signed to Hewton. Beside Pentillie View bear left. At the T-junction turn left, then follow the white 'Hewton' signs straight ahead until you see the stables and Riverview on your left. You will come to a sharp left hand bend leading down to the river. Hewton House is in front of you on the bend. Turn slightly right and Hewton House is the first entrance on the left.

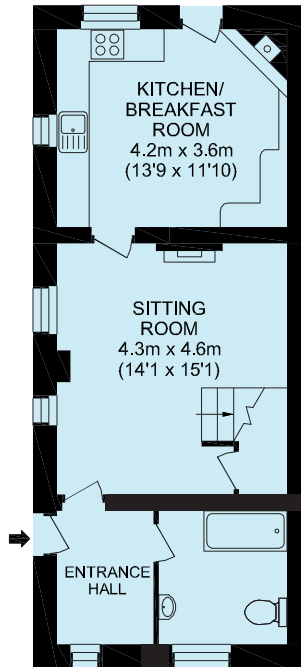
Approximate Gross Internal Floor Area

Boxwood: 98.9 Sq.M. - (1065 Sq.Ft.)

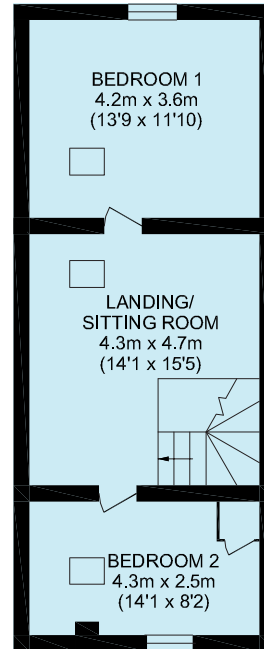
Driftwood: 55.7 Sq.M. - (600 Sq.Ft.)

All Approximate internal area 693.6 Sq.M. - (7467 Sq.Ft.)

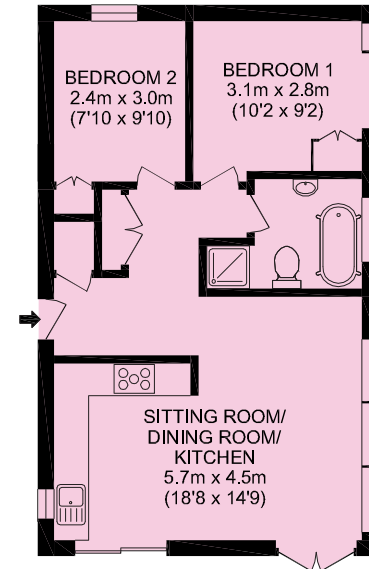
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**BOXWOOD
GROUND FLOOR**



**BOXWOOD
FIRST FLOOR**



**DRIFTWOOD
GROUND FLOOR**



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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 19 | 35 |
| Not energy efficient - higher running costs | | | |



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