



The Old Wheelwrights Forge, Holbeton, PL8 1LH

CHRISTOPHER'S  
— SOUTH HAMS —



Christopher's South Hams are thrilled to market this detached period cottage in the sought after village of Holbeton. Offering a wealth of flexibility, this Grade II Listed home oozes character and charm with an abundance of original features both inside and out. Double wooden gates invite you to a private parking space for one vehicle and a paved courtyard beyond. The cottage presents like a horseshoe around the courtyard with a front door welcoming you inside to an entrance vestibule. Downstairs offers a kitchen/breakfast room, utility room, cloakroom, sitting room and separate dining room, both with exposed stone fireplaces and one housing a log burner. From the dining room, there is an additional room, that the current owner uses as a home office, but could lend itself to a downstairs bedroom if needed. The garden room to the rear delights in its triple aspect and enjoys views of the wrap around patio, established lawns and shrubbery. Stairs from the sitting room invite you to the two double bedrooms and incredibly spacious family bathroom. The main bedroom showcases exposed beams and deep-set windowsills as well as built-in wardrobes. Outside, the gardens (including a stone log-store and glass greenhouse) envelop the cottage bringing a high degree of privacy beneath mature hedging and trees. To the side of the cottage is an attached garage, formerly the cart-shed, with double doors to the road. Dating back to the 17th and 18th centuries, The Old Wheelwrights Forge celebrates its history with its namesake past and subsequently as the village Post Office. This is a truly timeless and enchanting home that is ready for the next generation to hold its stories and breathe life back into it. With no onward chain, Christopher's are excited to share this and viewings are highly recommended.



**SERVICES:**  
Mains Electricity. Oil-Fired Central Heating. Mains Water. Mains Drainage.

Broadband Type: <https://www.openreach.com/fibre-broadband>  
Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Key Features

Grade II Listed Detached Cottage

Period Features

2 Double Bedrooms

Office/Bedroom 3

Garden Room

Downstairs Cloakroom

Utility

Large, Private Gardens

Large Garage with Light & Power

Parking

### Situation & Amenities

If you wanted to create the perfect village, you would end up with something like Holbeton, set back from the wooded shores of the River Erme and surrounded by stunning, rolling South Hams countryside. This idyllic spot with a smattering of thatched cottages and cobblestone streets has a village pub, Post Office, shop and primary school with a two-mile drive to the nearest sandy beach, the beautiful and unspoilt Mothecombe. Within easy reach are Dartmoor National Park, the coast, beaches and the yachting havens of Newton Ferrers and Noss Mayo.

The local area was home to several country estates. Flete has its roots in Saxon times and was the seat of Baron Mildmay of Flete. The Grade I listed Flete House on the site today was remodelled in a Gothic style in 1835. During the Second World War it was used as a maternity home, away from the Blitz-battered city of Plymouth. Nearby Mothecombe was also acquired by the Mildmay family in 1876.

The Village Hall and playing fields are at the heart of activities in Holbeton and hosts various gatherings and events that celebrate local crafts, food and traditions, school plays, festivals and sport events fostering a strong sense of community. It also has its own film club! The traditional, village pub is called, unsurprisingly, The Mildmay Colours Inn and is a welcoming space to gather. As you would expect, given its location, Holbeton Primary School places an emphasis on the great outdoors, with a forest and beach school plus an orchard and an adventure playground. The 14th century All Saints Church has beautiful stained-glass windows and an iconic spire which can be spotted from miles around dominating the rural landscape. On a hill overlooking Holbeton is an Iron Age fort, known as Holbury. A Scheduled Ancient Monument, little remains of the settlement but the area makes for an interesting walk with dramatic views.

Whilst it may feel quiet and remote, Holbeton is well connected. The A38 Devon Expressway is about six miles away and the vibrant waterfront city of Plymouth around ten miles away. Additional amenities including medical centre, pharmacy, optician, hairdressers and other eateries can be found in nearby Yealmpton with secondary school options in Ivybridge and Plymouth as well.

### Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

### Tenure

Freehold.

### Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

### COUNCIL TAX BAND: F















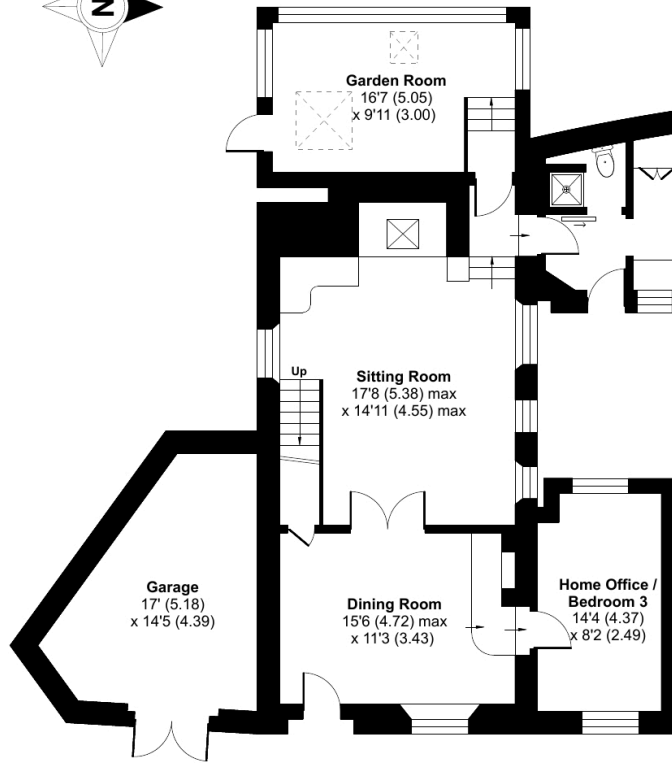
## Vicarage Hill, Holbeton, Plymouth, PL8

Approximate Area = 1615 sq ft / 150 sq m

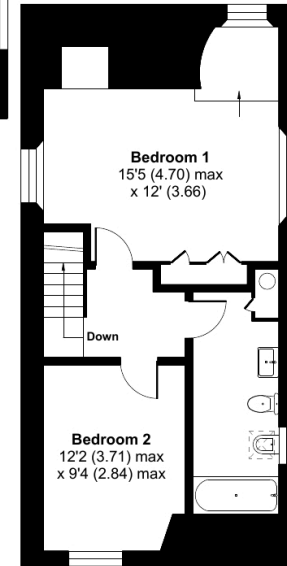
Garage = 179 sq ft / 16.6 sq m

Total = 1794 sq ft / 166.6 sq m

For identification only - Not to scale



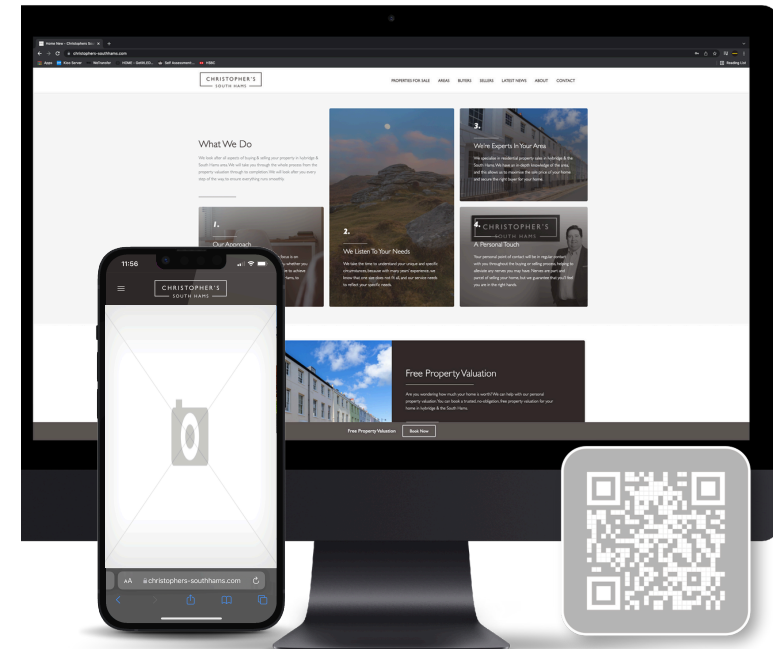
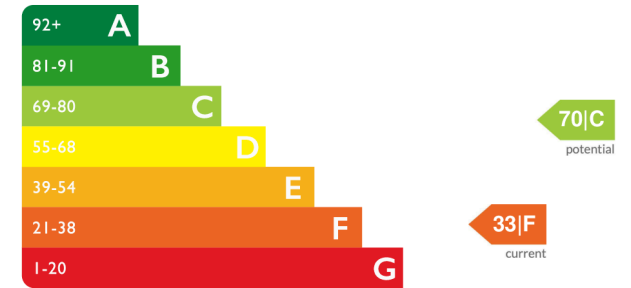
GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1229943

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

**CHRISTOPHER'S**  
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)