



The Hayloft, Higher Poulston Farm, Halwell, TQ9 7LE

CHRISTOPHER'S  
— SOUTH HAMS —



Forming part of an exclusive enclave of exquisitely restored barn conversions, The Hayloft is an exceptional home that embodies refined rural luxury and meticulous craftsmanship. With its handsome stone façade and traditional slate roof, this property is as striking in its exterior presence as it is breathtaking within.

Step inside and you're instantly enveloped in a sense of calm sophistication. At the heart of the home lies a bespoke, hand-carved solid oak kitchen — a true centrepiece, blending artisanal detail with modern functionality. Elegantly equipped with integrated appliances, it sets a luxurious tone carried throughout the home. Natural oak flows seamlessly across the interiors, enriched by soft, neutral tones that evoke the tranquillity of a high-end Nordic retreat. The open-plan living space is both welcoming and impressive, centred around the inviting glow of a log burner — perfect for intimate evenings or stylish entertaining.

Upstairs, two beautifully appointed double bedrooms are bathed in natural light from skylights, offering delightful rural views. One bedroom features bespoke built-in storage, while the principal suite adds a touch of spa-like indulgence with a sauna (available by separate negotiation). The bathroom is a masterclass in boutique luxury, with a striking full-length marble basin adding drama and distinction to this elegant sanctuary.

Outside, the private courtyard is south-facing and designed to evoke a laid-back Mediterranean feel. Low-maintenance landscaping enhances the serene atmosphere, making it an idyllic setting for morning coffees, al fresco dining, or quiet sunset moments. With no onward chain, The Hayloft is ready to welcome its next discerning owner. Homes of this calibre and charm are a rare find — early viewings are strongly recommended to fully appreciate the lifestyle this unique property offers.

## Key Features

Stunning & Immaculate Barn Conversion (Not Listed)

Open-Plan Living

2 Double Bedrooms

Opulent Bathroom

South Facing, Private Courtyard

Parking

No Onward Chain

## Situation & Amenities

Perfectly positioned between the idyllic South Hams villages of Halwell, Harberton, and Harbertonford, The Hayloft enjoys a storybook setting steeped in Saxon history and countryside charm. Halwell, with its captivating Norman church, is a picture of traditional Devon life — complete with a welcoming village hall, a primary school, a recreation ground, and a popular, family-run country inn. The nearby villages of Harberton and Harbertonford add to the appeal, offering convenient amenities such as a petrol station, village shop, post office, cosy pubs, and even more charming touches like community allotments, a mobile library, and a visiting fish & chip van.

Regular bus routes link you to the vibrant market town of Totnes — a bohemian haven brimming with independent cafés, artisan shops, and train links across the country. Just 10 minutes away, it's ideal for commuters or weekend explorers. The scenic estuary town of Kingsbridge and the iconic waterside charm of Dartmouth are both around 20 minutes away by car. For those who crave the coast, the golden sands and turquoise waters of Blackpool Sands are just a 15-minute drive — perfect for spontaneous beach days. And when the mood calls for moorland adventure, the rugged beauty of Dartmoor is right on your doorstep. The Hayloft offers a fantastic blend of rural living and luxury lifestyle — a sanctuary wrapped in natural beauty with access to Exeter, Plymouth, and the stunning South Hams coastline. A truly enchanting home in a great location.

**Services:** Mains Electricity (Electric Heating). Multi-Fuel Stove.

Mains Water. Private Drainage.

**Tenure:**

Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

## Local Authority:

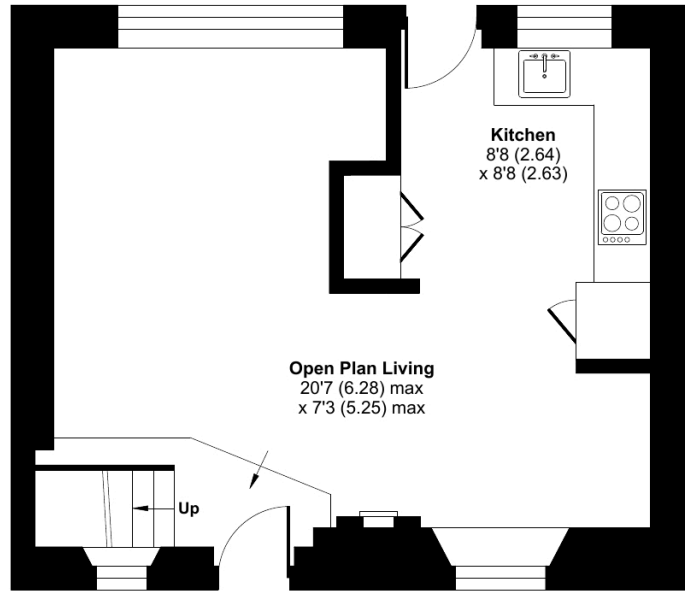
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

## Viewings:

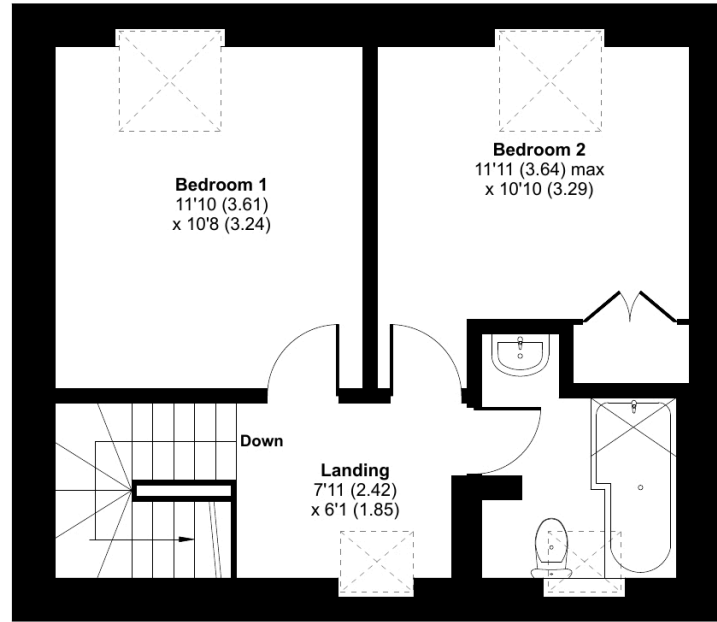
Strictly by appointment through  
Christopher's South Hams  
01752 746 550

**COUNCIL TAX BAND:** B





GROUND FLOOR



FIRST FLOOR



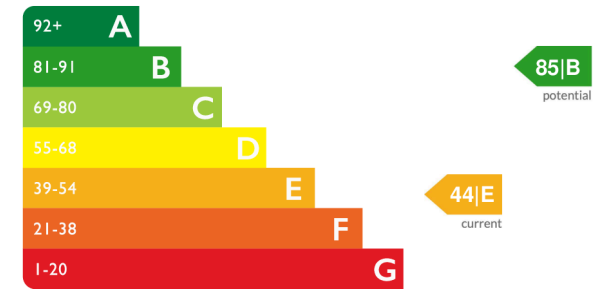
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1298706

## Halwell, Totnes, TQ9

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale

## Energy Efficiency Rating



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SOUTH HAMS

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