



H O L C O M B E  
H A L L

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A rare opportunity



McCarthy Contracting and Development Limited is a family-run business established in Torquay, South Devon. The company have been building high-quality residential and commercial developments in the local area for 16 years. Over that time they have built an excellent reputation and have recently been awarded a 'Building Excellence' Award from LABC.



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## ONE INCREDIBLE PLACE

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Opportunities like Holcombe Hall don't come around very often.

Sitting grandly on the cliffs with breath-taking views westwards down Devon's famous coastline, are seven incredible and very different properties, fashioned of the historic Holcombe Hall and its grounds.



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## SEVEN STUNNING PROPERTIES

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Accessed off the no-through Holcombe Drive via a secure, gated entrance you arrive at the exclusive Holcombe Hall.

There will be a variety of properties at Holcombe Hall ranging from a 3 bedroom coach house, 3 bedroom houses restored from the original hall and 4 bedroom houses built alongside the Hall. The largest property that will span almost 4000 square feet is set within its own expansive gardens. All of the homes will have access to a private pathway which leads to the beach, less than 100m away.



# A SECLUDED SETTING

Nestled on the cliffside, the mature tree-line creates a natural boundary and perfectly frames the stunning sea views. To enjoy this beautiful setting a private pathway leads those who live at Holcombe Hall to the nearby beach just a few minutes away and on to the breath-taking coastal walks, or simply to watch the tide ebb in on a summers evening.

This small collection of properties have been carefully designed to ensure Holcombe Hall will be a community of it's own; with each home thoughtfully created to maximise each properties privacy in this secluded setting. The private driveway will lead to a secure gated entrance, with intercom and CCTV system for added peace of mind.



# PERFECTLY FINISHED

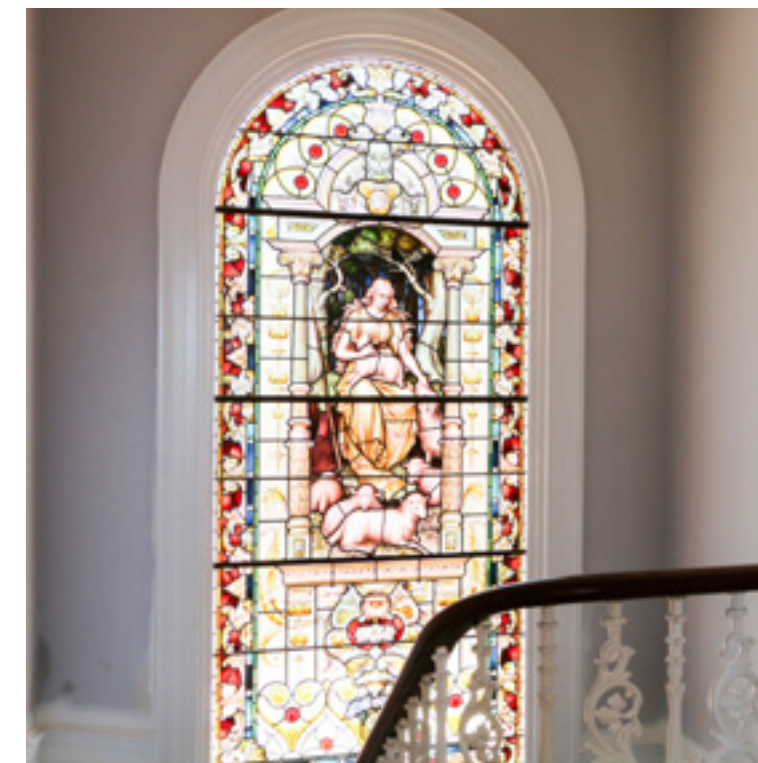
These homes have been designed with every detail in mind, and each element has been carefully considered to create a home that is filled with high-quality materials and contemporary design.

The kitchens come complete with granite work tops, AEG integrated appliances and some have the added feature of centre island with 5-ring gas burner, wine coolers and eye-level double ovens. The contemporary Roca bathroom and en-suites are paired with Porcelonsa ceramic tiling, drench showers and chrome heated towel rails. Each of the properties have a German engineered Viessmann system with 100w boilers and 10 years warranty as well as fully pressurized cylinders with 25 years warranty. Properties 4, 5 and 7 also have underfloor heating, whilst phomes 1, 2 and 3 have bespoke cast iron radiators.

To take advantage of the westward views, a number of the homes have Juliet balconies, panoramic glass fronted terraces and full-height sash windows. All of the homes also have private outdoor space- beit garden complete with pond or roof terrace with panoramic sea-views.

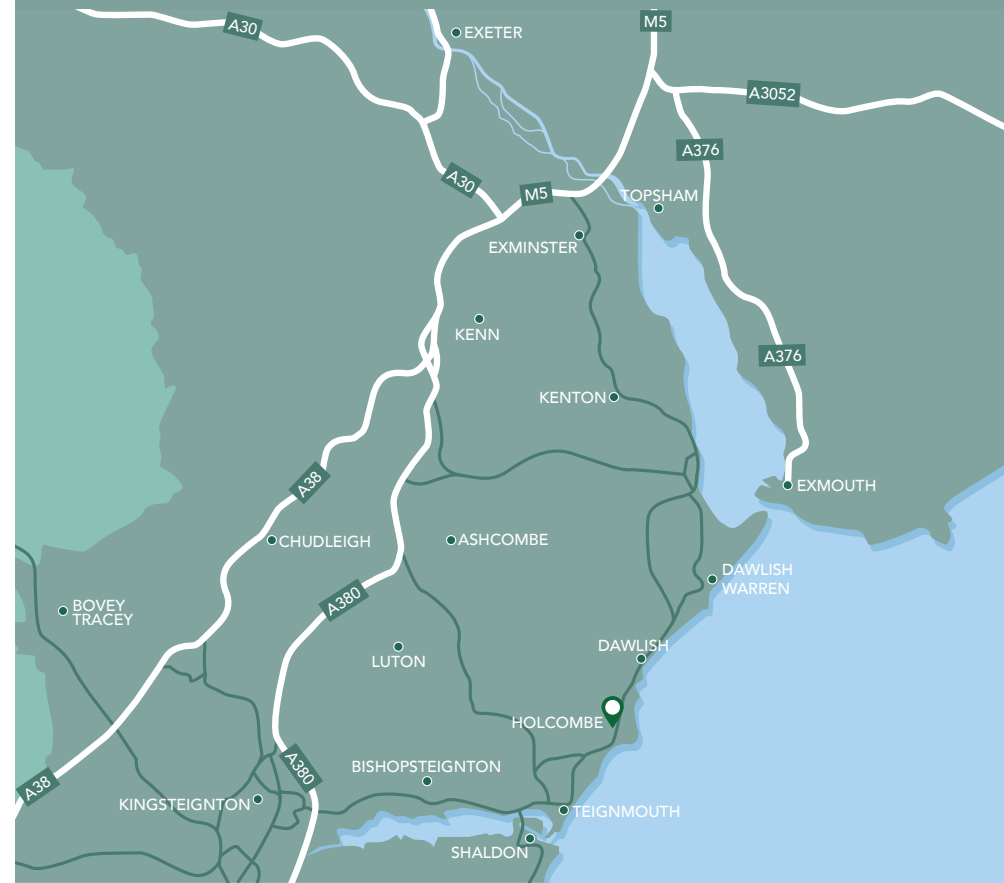
The designs embrace modern technologies to make these homes both conveniently functional and energy efficient. Small touches such as USB charging points in a number of rooms and efficient LED lighting used throughout. Some of the homes also include air conditioning throughout the home.

For those that want to personalise their home further, the developer will endeavour to include any requests for additions although this would be subject to the stage of build and would be subject to further costs.





## LOCATION



## DELIGHTFUL HOLCOMBE

The village of Holcombe, a short walk away from the Hall, has two nice pubs – The Castle and The Smugglers’ Inn – a church, and a village shop.

There’s something for everyone of the village’s population of 800 – from a camera club and gardening talks to jazz fit and martial arts. There’s even a community orchard, with a well-attended annual wassail!

FIND OUT MORE ABOUT THE VILLAGE AT  
[HOLCOMBEVILLAGE.WEEBLY.COM](http://HOLCOMBEVILLAGE.WEEBLY.COM)

## ALL IN EASY REACH

Two miles west is Teignmouth, famous for its beaches and the stunning Teign estuary – a popular spot for bird-watchers, sailors and walkers.

The striking new Pavilions Arts Centre offers hand-picked films, theatre, concerts and talks whilst there is a growing variety of independent shops and a Waitrose in the town too.

Nearby Totnes, the area’s arts-and-crafts capital, is charming and the city of Exeter, just 16 miles away, is a city for everyone - with terrific shopping, restaurants, and theatre, not to forget its famous cathedral and university.

The area is also a haven for people who like the outdoors. Dartmoor just half an hour’s drive away, offers the best hiking in the region, and the southwest Coast Path crosses the Hall residents’ private footpath down to the beach

Plus, there’s great sailing at Dartmouth, Kayaking on the Dart Fishing on Teign, golf galore and plenty more to do...

## VERY WELL CONNECTED

Holcombe is within easy reach of the nearby town of Teignmouth which is just 2 miles away. Teignmouth has a mainline train station direct in to the London. Well connected by road, the close by M5 connects Holcombe on to both Plymouth and Exeter for those who commute. For travel further afield, Exeter International Airport is less than half an hours drive away.



By train- 2 miles to Teignmouth train station. Approximate onward travel connects you to Exeter in approximately 35 minutes, Plymouth in 55 minutes and London Paddington with 3 hours.



By car- the M5 will connect you to Exeter which is just 15 miles away and Plymouth is approximately 40 miles away.



By plane- Exeter airport is 20 miles away which serves international destinations as well as regular flights in to London City.