



## OCEAN POINT

HOLCOMBE HALL, HOLCOMBE DRIVE, EX7 0JW



Nestled on the cliffside,  
centre-stage is the panorama across  
the bay, features through wall of glass  
that spans the full height and full width  
of this incredible piece of architecture.



Nestled on the cliffside, the master 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' walk away and on to the breath-taking coastal walks.

- Magnificent panorama across the bay
- Private pathway leads to the nearby beach
- Breath-taking coastal walks
- Private driveway leading to secure, gated entrance with intercom and CCTV system
- Spa suite complete endless swimming pool and sauna
- Sole use of stunning west-facing grounds



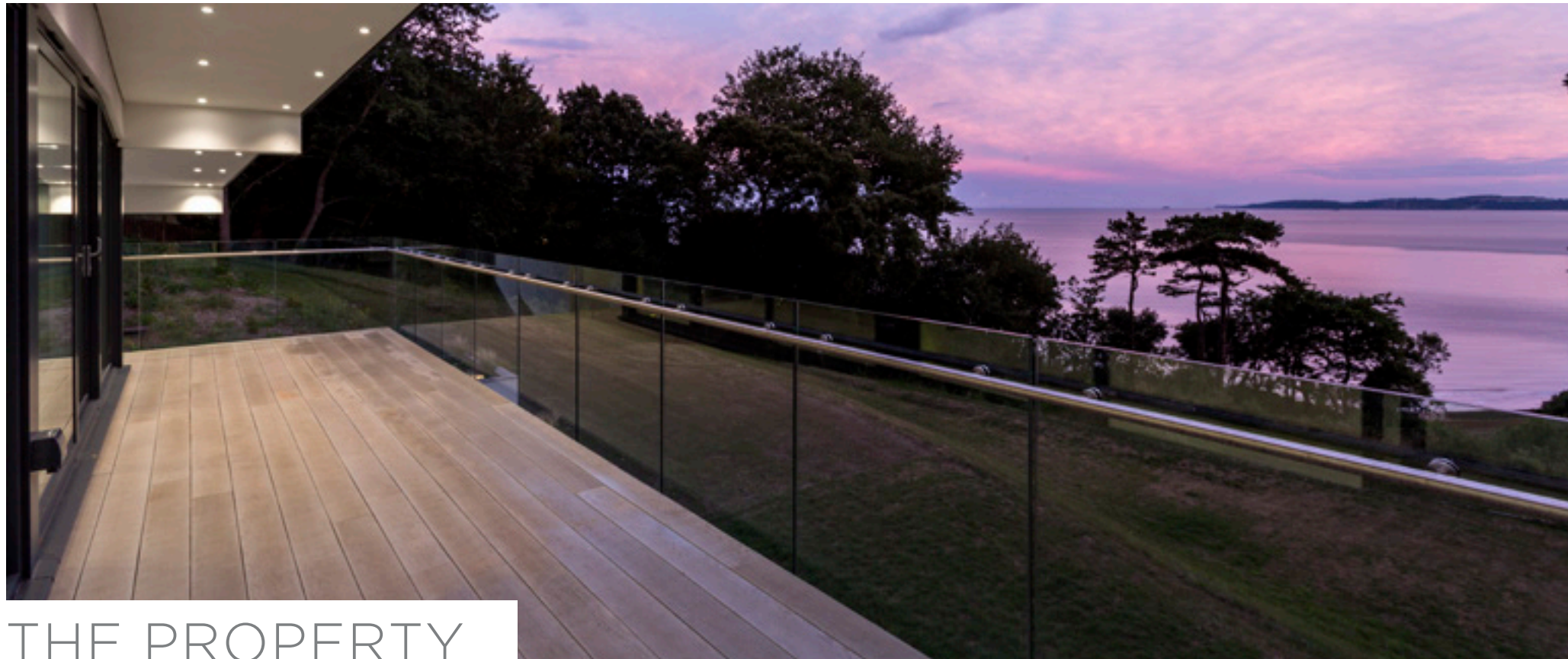


## ONE INCREDIBLE PLACE

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.







## THE PROPERTY

At nearly 4000 sqft, this house is nothing short of magnificent.

Centre-stage is the panorama across the bay, featured through a wall of glass that spans the full height and full width of this incredible piece of architecture.

The living space is on the upper floor to maximise the view's potential. Generously proportioned, this area has an open-plan kitchen and dinning area and a living room

with sliding doors that allow the space to be used flexibly. Off this is a room that makes a perfect snug or an enviable study.

There's a terrace too, that opens out from the kitchen, dining and living rooms, affording a perfect place for morning coffee, lunch or dinner with friends.

On the ground floor are four bedrooms, three of which have en -suites, and one further family bathroom.

The full-wall windows for each bedroom frame that famous view again; an inspiring start to the day when you open the curtains.

On the ground floor you will also find the spa suite complete with endless swimming pool, sauna and space for gym equipment. The space, overlooking the gardens and to the sea beyond is a perfect space for entertaining and relaxing with flexible space with the potential for a bar or dining area.







## OTHER

The property also has its own private driveway off of the Halls' shared driveway, offering additional security and privacy, and two private parking spaces.

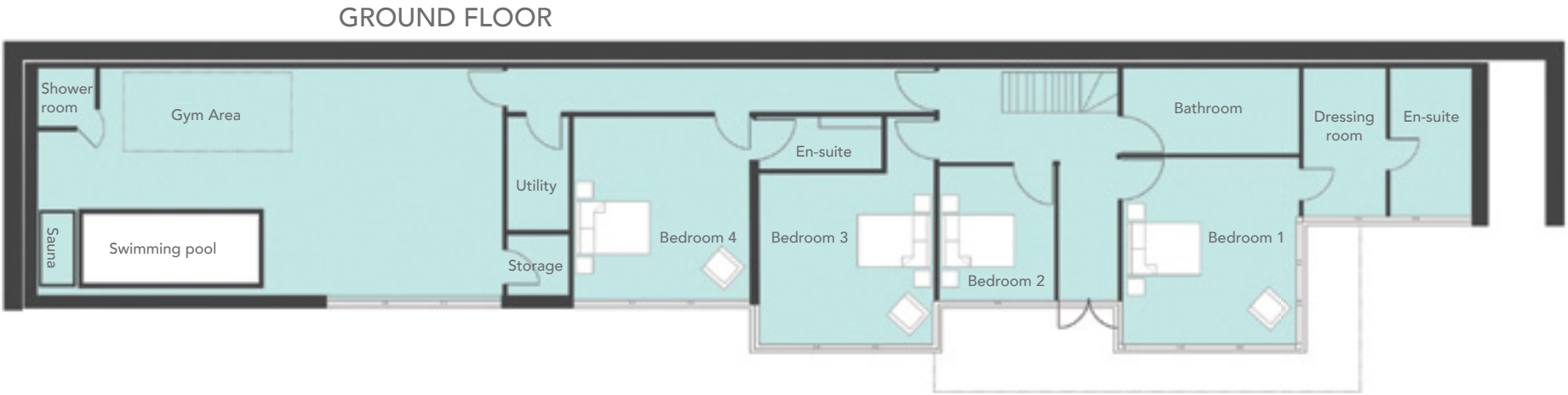
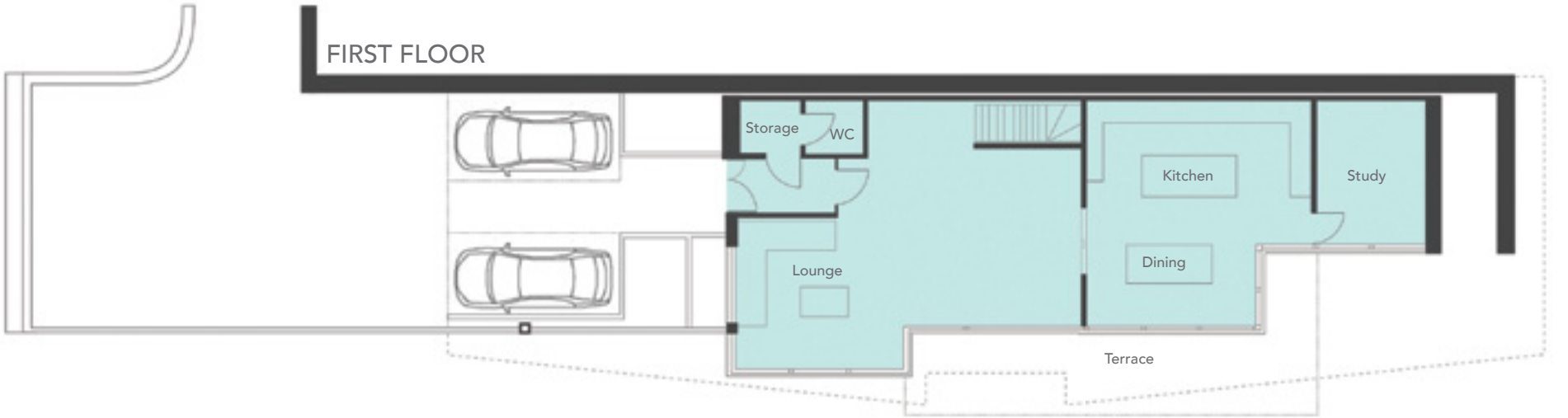
Add in its private terrace and sole use of the stunning, west-facing grounds and it's clear to see just what a magnificent and unique property this is.





# OCEAN POINT

Total internal gross area 367.62 sqm (3957.03 sqft)



## GROUND FLOOR

Spa suite	12.74 x 6.25 m
Shower room	1.70 x 1.70m
Bathroom	2.50 x .70 m
Bedroom 1	4.72 x 5.08 m
En-suite (bed 1)	2.4 x 4.00 m

Dressing room (bed 1)	2.23 x 4.10 m
Bedroom 2	3.19 x 3.85 m
Bedroom 3	4.67 x 5.10 m
Bedroom 4	4.80 x 5.10 m
En-suite (bed 4)	1.7 x 3.4 m

## FIRST FLOOR

Kitchen	4.70 x 4.30 m
Dining room	6.50 x 5.10 m
Lounge	4.75 x 6.35 m
Study	4.70 x 4.10 m
WC	1.30 x 1.50 m

The floor plans shown are not to scale. This plan is for illustrative purposes only, whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms, and any other items are based on the architectural drawings and are for guidance only. Slight variations may occur during construction. No responsibility is taken for any error, omission or mis-statement.

Please check the details of your chosen plot with your sales negotiator prior to reservation. Information is correct at time of print. The developer has a policy of continued improvement and reserves the right to change specification, designs, floor plans and site plans at any time.





## 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-rng gas burner, wine cooler and eye-level double ovens. The contemporary Roca bathroom and en-suites are paired with Porcelanosa 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. Ocean Point also benefits from underfloor heating.

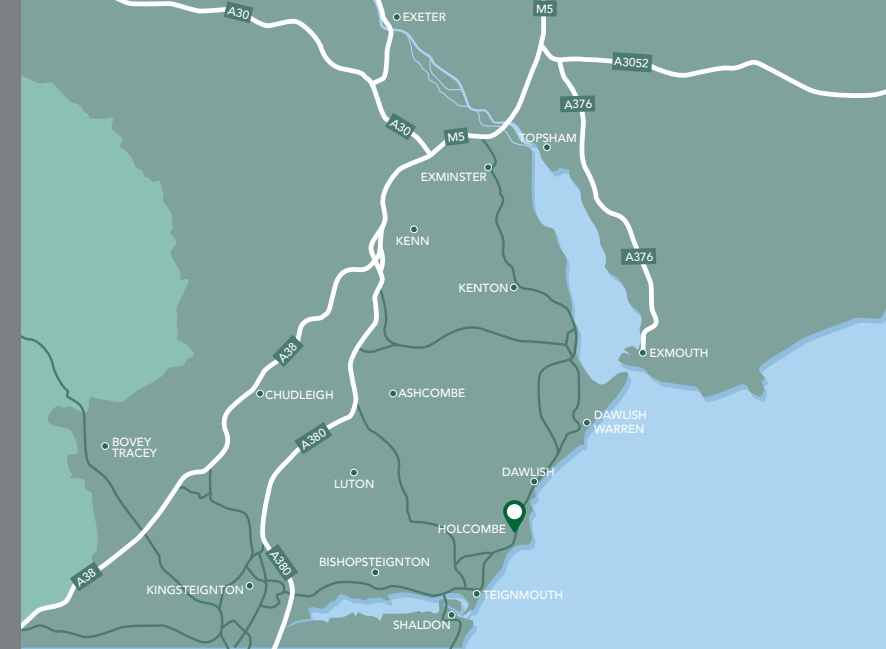
To take advantage of the westward views, a number of the homes have Juliet balconies, panoramic glass fronted terraces and full-height sash windows. All of the homes also have private outdoor space Beit garden complete with pond or roof terrace with panoramic sea-views.

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

Or 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.







## 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!



## NEARBY TOWNS

**Teignmouth:** 2 miles

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.

**Exeter:** 16 miles

Nearby Totnes, the area's art-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.



“Opportunities like Holcombe Hall don’t  
come around very often.”

Steve Green  
Manager of Complete, Teignmouth



McCarthy Contracting and Development Limited is a family-run business established in Torquay, South Devon and have been building high-quality residential and commercial developments in the local area for over 15 years. Over that time they have built an excellent reputation and have recently been awarded a 'Building Excellence' Award from LABC.

SIGNATURE HOMES

**complete.**