

MERRIFIELD

SLAPTON, KINGSBRIDGE, DEVON

JACKSON-STOPS

MERRIFIELD
SLAPTON, KINGSBRIDGE, DEVON

A Grade II listed 17th century farmhouse and beautifully converted guest barn, sitting in glorious grounds of over 4 acres, with a good range of outbuildings and about 2 miles to the beach.



DISTANCES (approximate)

DARTMOUTH 7 MILES

KINGSBRIDGE 8 MILES

TOTNES TRAIN STATION 12 MILES

SUMMARY

House

- Entrance hall • Reception hall • Sitting room
- Dining room • Snug • Large double length kitchen
- Cloakroom • Main bedroom with generous en suite bathroom • Two further double bedrooms
- Family bathroom

Barn

- Entrance hall • Reception room of kitchen/dining living room extending to nearly 40' • Two en suite bedrooms • Further mezzanine bedroom

Outside

- Workshop and two large stone barns • Double garage
- Gardens over 4 acres including an arboretum, lawns and a prospect mound offering 360-degree views



LOCATION

Merrifield is situated about a mile from Slapton, one of the prettiest and most sought-after villages in South Hams and equidistant between Kingsbridge and Dartmouth. Slapton, a chocolate box mix of thatched, listed and contemporary homes, is situated about half a mile from Slapton Sands, a gorgeous 3-mile-long beach. The village has a thriving community with a village shop, two pubs, an active village hall and a 13th century church. Slapton Ley, a Site of Special Scientific Interest, is located on the edge of the village and is the largest freshwater lake in the southwest of England. The Southwest coast path runs along the edge of Slapton Ley and takes in some of the most spectacular scenery the region has to offer. In the neighbouring village of Stokenham is Stokely Barton, a fabulous farm shop and deli, with café and pop-up shops. Primary schooling can be found at Stokenham and Stoke Fleming, and secondary schooling is in Dartmouth and Kingsbridge. The nearby village of Chillington offers a doctor's surgery, post office and village store. The market town of Kingsbridge offers two supermarkets, a filling station, a cinema, a leisure centre and an eclectic mix of independent shops and boutiques, as well as many pubs and restaurants. Dartmouth offers much the same, including an M&S Food Hall, and is home to The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025. Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Totnes offers a main line rail link to London Paddington (2 hours 40 minutes).

THE HOUSE

Merrifield is a delightful Grade II listed former farmhouse, which is believed to date from the 17th century or earlier. The house has accommodation arranged over two floors, with the ground floor comprising a welcoming entrance hall, a reception hall with beautiful oak staircase and slate flagstone floor, three reception rooms, two kitchens and a cloakroom. The sitting room has an impressive inglenook fireplace with woodburning stove, and the dining room has an open fireplace, slate flagstone floor and a further staircase rising to the first floor. The two kitchens and breakfast area are linked and extend to over 50' in length with a good range of units, an oil-fired Aga, oven and gas hob. The first floor is mostly vaulted with exposed beams, and comprises three double bedrooms, an impressive en suite bathroom with roll top bath, and a family bathroom.

THE BARNS

A beautifully converted, bright and spacious stone-built barn, with lots of natural light and high-level vaulted ceilings. The ground floor offers two double en suite bedrooms and stairs rise to the first floor, with an impressive open plan reception room with living area with wood burner, and open plan kitchen and dining room. A mezzanine floor / minstrel's gallery provides a further bedroom or study.







OUTSIDE

The gardens are a delight, extending to over 4 acres and being well-established, and beautifully planted with camellias, rhododendrons and specimen trees, including pines and magnolias. The walled garden to the front offers level lawns and a dining/barbeque terrace, while the rear gardens are extensive and largely laid to lawn, and where the owners have created a 'Prospect Hill', which is a giant grass mound with a wraparound path leading to the top. Once atop, the glorious views stretch from the Mewstone at Dartmouth to the lighthouse at Start Point.

OUTBUILDINGS

Several stone outbuildings, including a garage, workshop and a two-storey barn. Planning permission was granted in 1999, see southhams.gov.uk reference number 44/0629/99/F and includes the barn that has already been converted and the neighbouring barns, which remain unconverted.

LOCAL DIRECTIONS: (POST CODE: TQ7 2RB)

What3words:///staples.custard.zaps

If approaching from the A381, (Kingsbridge/Totnes) follow the road towards Slapton and just before reaching the village, at Buckland Post, take the left turn to Gara Mill. Take the first right and continue until reaching the junction, where Merrifield will be found on the left-hand side. If approaching from the A379 (Dartmouth/Torcross) follow the road out of the village and at the top of the hill, take the right fork at the sign for Start Bay Centre. Turn right at the junction and follow the road until the end, where you will see Merrifield directly in front of you.

PROPERTY INFORMATION

Services: Mains water and electricity, additional private water supply for the garden. Oil CH, LPG for cooking.

Tenure: Freehold/Grade II listed.

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel : 01803 861234. www.southams.gov.uk

Tax Band: House G. The Barn: D. EPC Ratings: House F. The Barn: D.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222.

For sale by private treaty with vacant possession on completion.













MERRIFIELD, SLAPTON, KINGSBRIDGE, DEVON TQ7 2RB

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

Total area: approx. 361.2 sq. metres (3887.7 sq. feet)



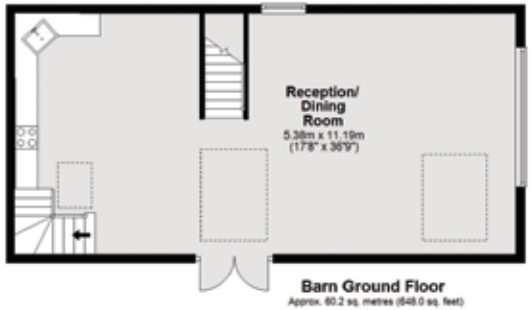
Mezzanine
Approx. 14.7 sq. metres (158.3 sq. feet)



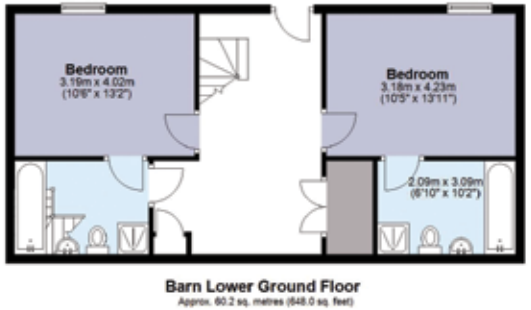
First Floor
Approx. 93.5 sq. metres (1006.2 sq. feet)



Ground Floor
Approx. 132.6 sq. metres (1427.2 sq. feet)



Barn Ground Floor
Approx. 60.2 sq. metres (648.0 sq. feet)

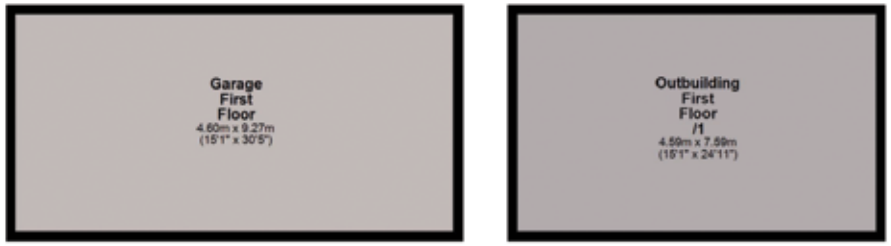


Barn Lower Ground Floor
Approx. 60.2 sq. metres (648.0 sq. feet)

Total area: approx. 245.5 sq. metres (2643.0 sq. feet)

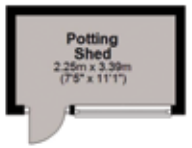


Ground Floor
Approx. 168.1 sq. metres (1809.0 sq. feet)



First Floor
Approx. 77.5 sq. metres (834.0 sq. feet)





Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £30 plus VAT per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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