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# Hewton House

Weir Quay • Bere Peninsula • Devon

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Jackson-Stops  
& Staff







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An immaculately presented country house with separate annexe and two holiday cottages, within extensive landscaped gardens and grounds, having spectacular waterside views across the Tamar Estuary and surrounding countryside.

## Summary

- Entrance hall • Study • Kitchen/dining room • Family room • Drawing room • Sitting room
- Garden room • Cloakroom • Laundry/utility room • Shower room • Principal bedroom/bathroom suite
  - 4 further double bedrooms • Bathroom and shower room • 2 bedroom annexe cottage
- 2 detached 2 bedroom holiday cottages • Extensive, beautifully stocked, landscaped gardens with summerhouse and newly refurbished heated swimming pool • Garage/workshop • Pasture paddock
  - About 4¼ acres

10 Southernhay West, Exeter, Devon EX1 1JG  
Telephone: 01392 214 222. [exeter@jackson-stops.co.uk](mailto:exeter@jackson-stops.co.uk)

[www.jackson-stops.co.uk](http://www.jackson-stops.co.uk)

## Location

Hewton is a tiny hamlet close to the water and consisting of a small group of houses and cottages in a rural setting beside a quiet country road, within the beautiful Bere Peninsula overlooking the River Tamar Estuary, on the Devon/Cornwall border. In the village of Bere Alston there are stores, post office, butcher's and chemist shops, doctors' surgery, pub, school and church. This is an Area of Outstanding Natural Beauty and World Heritage Site and the River Tamar, which is tidal to well beyond this point, provides excellent opportunities for sailing. Just down the hill from Hewton is Weir Quay on the Devon bank of the river, where there is a sailing club, boatyard and moorings on the river. Within easy reach to the south is the city of Plymouth, with the Royal Western Yacht Club. To the north east is the ancient stannary town of Tavistock, on the western edge of Dartmoor National Park, possessing a good range of local amenities including private schooling, with Mount Kelly Foundation (formerly Kelly College and Mount House Prep School). There are many and varied opportunities for walking, riding and fishing on and around the River Tamar and River Tavy areas and there are golf clubs at Yelverton, Tavistock and St. Mellion.

## Communications

Within easy reach to the south is the city of Plymouth, where there is a mainline railway station with connections to London (Paddington and Waterloo), and from where there are ferries to the Continent. Branch line trains connect to Plymouth from nearby Bere Ferrers.

## Distances

• Tavistock 9 miles • Plymouth 14 miles  
(Distances approximate).

## Historical Note

It is understood that Hewton House was originally a Devon farmhouse with associated outbuildings, which came into the ownership of a naval admiral, whose wife was a member of the Montague family of Beaulieu House fame, and it was this family that added the substantial main front section of the house between the wars. The property has also previously been in the ownership of the neighbouring Mount Edgecumbe Estate. The current owners bought the property in 2008 and have since carried out a very extensive improvement and renovation programme throughout.





## The Property

- Idyllic rural location on the edge of a tiny hamlet, with spectacular water side views across the River Tamar Estuary and surrounding countryside
- Originally a farmhouse with substantial later additions
- Thoroughly improved both inside and out by the current owners since 2008, including replumbing, rewiring and new central heating system
- Immaculately presented and spacious family accommodation with elegant high ceilinged rooms making full use of the stunning waterside views
- Self contained adjoining 2 bedroom annexe cottage
- Two further, beautifully presented 2 bedroom cottages providing substantial letting income
- Extensive landscaped gardens stocked with a profusion of specimen trees, shrubs and plants and benefitting from views of the water and the Tamar Estuary
- Beautiful heated swimming pool, recently refurbished with decked surrounds

- Pasture paddock
- Very easy access down to the river, with its moorings and sailing facilities
- Easy accessibility to both Plymouth and Tavistock

From the tarmac courtyard to the rear of the house the entrance door leads to

## Ground Floor

**Entrance hall** oak boarded floor, built in cupboard, door to

**Study (S)** range of fitted desks, cupboards, drawers and bookcases, built in cupboards, downlighting.

From the entrance hall, glazed double doors open to

**Kitchen/Dining room (N)** a beautifully spacious, high ceilinged, open plan family room with tiled floor, range of fitted Treyone oak base and wall cupboards with granite work tops, sink and drainer, dishwasher, four oven

electric Aga with wooden mantle above, fridge, freezer, coffee maker, microwave, central island with wooden worktop, cupboards, wine cooler, fridge and breakfast bar, dining area with panelling to dado height, decorative cornicing and wide opening to

**Family room (S)** French doors opening to terrace with stunning estuary views, oak boarded floor, fireplace with decorative wooden surround and mantle, slate hearth and woodburner, recessed arched alcoves with shelving and fitted oak cupboards to either side, decorative cornicing and central ceiling mould.

From the kitchen/dining room a further door leads to a lobby area with fitted cupboard and door to

**Cloakroom** wash basin, WC.

Glazed double doors from the kitchen area open to





## Ground Floor (continued)

**Hall** original patterned tiled floor, staircase rising with understairs cupboard, part glazed door to terrace and door to

**Drawing room** (S) beautiful estuary views, fireplace with slate hearth and wooden surround and alcoves with fitted shelving and oak cupboards to either side, decorative cornicing.

From the kitchen a further glazed door opens to the inner hallway with tiled floor, part panelling to dado height, downlighting and doors to

**Sitting room** (S) parquet floor, shuttered window, fireplace with slate surround, mantle and hearth, panelling to dado height, picture rail, fitted shelving and cupboard.

**Laundry room** (N) tiled floor, fitted base and wall cupboards with work top, hot water tank, door to utility room with double sink and drainer, fitted cupboards, boiler and plumbing for washing machine.

**Shower room** tiled floor and walls, large tiled shower cubicle, fitted wash basin and WC, cupboards, heated towel rail.

From the inner hallway a glazed door leads to

**Garden room** (S&W) a delightful room with timber decking, raised indoor plant beds above stone and rock retaining walls, glazed roof, French doors opening to terrace and gardens.

From the hall, the turned staircase rises via a mezzanine with glazed double doors opening to a balcony, having stunning views over the grounds and estuary and the surrounding countryside beyond to



## First Floor

**Landing** decorative cornicing, panelled doors to

### Principal Suite

**Bedroom 1** (S) shuttered window providing fabulous views over the estuary and surrounding countryside. Fitted wardrobe cupboards, decorative cornicing, downlighting, glazed double doors to

**Bathroom** free standing bath, large shower cubicle, twin circular wash basins on wash stand, built in cupboard, heated towel rails, WC.

**Bedroom 2** (S) beautiful estuary views, built in and fitted wardrobe cupboards, decorative cornicing.

**Bedroom 3** (S) estuary views, fitted wardrobe cupboards, cornicing.

**Bedroom 4** (N) fitted wardrobe cupboard, shuttered window.

**Bedroom 5** (N) fitted wardrobe cupboard.







**Family bathroom** free standing bath, shower cubicle, twin circular wash basins on wash stand, fitted and built in cupboards, heated towel rail, WC.

## The Cottages

Adjoining the house is **Tanglewood**, which is beautifully fitted and decorated and consists of kitchen, sitting room, conservatory and two bedrooms and bathroom on the first floor. From the conservatory French doors open to timber decking benefitting from the stunning estuary views, and there is a private garden area.

On the opposite side of the driveway and separate from the house is **Driftwood**, which is a most delightful detached letting cottage of contemporary design and consisting of sitting room/dining room/kitchen,

with two bedrooms and bathroom. Wrapping around the cottage is timber decking, also benefitting from the fabulous waterside views and a further garden area.

To the rear of the house and on the other side of the courtyard is **Boxwood**, another well presented detached letting cottage, with kitchen/breakfast room, sitting room, bathroom and two first floor bedrooms, as well as landing/sitting area.

## The Gardens and Grounds

From the family room and garden room French doors open to a broad paved terrace flanked by dwarf walls running along the south side of the house, which supports climbing wisteria. There are very few places within the

gardens and grounds where the wonderful views of the water of the Tamar Estuary and countryside cannot be admired. The gardens are a particular feature of Hewton House, being thoughtfully landscaped and stocked with a profusion of specimen trees, shrubs and plants. From the terrace a gravel path leads to a lawned garden area dominated by fine mature copper beech and ash tree, and fringed by plant and shrub borders. Steps descend to a lower level lawned area edged by further colourful plant borders and also benefitting from the stunning views over the estuary and surrounding countryside. Steps continue from here down past an ornamental pond to the heated swimming pool surrounded by timberdecking and also fringed by shrubs and plants.

Beyond these areas are extensive further gardens with lawned areas, well stocked plant and shrub borders, another ornamental pond and mature



*Boxwood*



*Driftwood*



*Tanglewood*



*Driftwood*



## Gardens and Grounds (continued)

ornamental trees divided into separate areas and compartments interconnected by pathways.

At the lower part of the gardens is an orchard area with apple, pear and cherry trees and within the gardens are a timber storage shed and an open fronted timber and stone summer house with paved terrace.

Adjoining the gardens is a gently sloping post and rail pasture paddock and a strip of woodland and mown area, interspersed with ornamental trees and shrubs.

A separate gravel driveway leads past the courtyard and down to a timber garage/workshop 7.47m 5.64m (24'6 x 18'6) with lighting and power connected and beside which is a greenhouse. Beside the house is a further detached stone storage building 4.27m x 2.95m (14' x 9'8).

## Property Information

**Services:** Oil fired heating, under floor heating through part of the house. Mains electricity and water. Private drainage.

**Local Authorities:** County Council, County Hall, Topsham Road, Exeter EX2 4QD. Tel. 01392 382 000 or

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ. Tel. 01822 813 600.

**Rights of Way:** There is a right of access down the rear driveway to the neighbouring fields owned by Mount Edgcombe Estate.

**Mooring:** Maybe available nearby at Weir Quay.

**Contents, Fixtures & Fittings:** Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

**Viewing:** Only by appointment with Jackson-Stops & Staff's Exeter office: 01392 214 222.

**For sale by private treaty with vacant possession of the house on completion.**

## Directions

From Tavistock follow the A390 Callington road for about 2 miles.

At the Harvest Home pub turn left and at the next crossroads turn left again, signed to Bere Alston. On entering the village turn left signed to Weir Quay and Hewton. At the next crossroads proceed straight over signed to

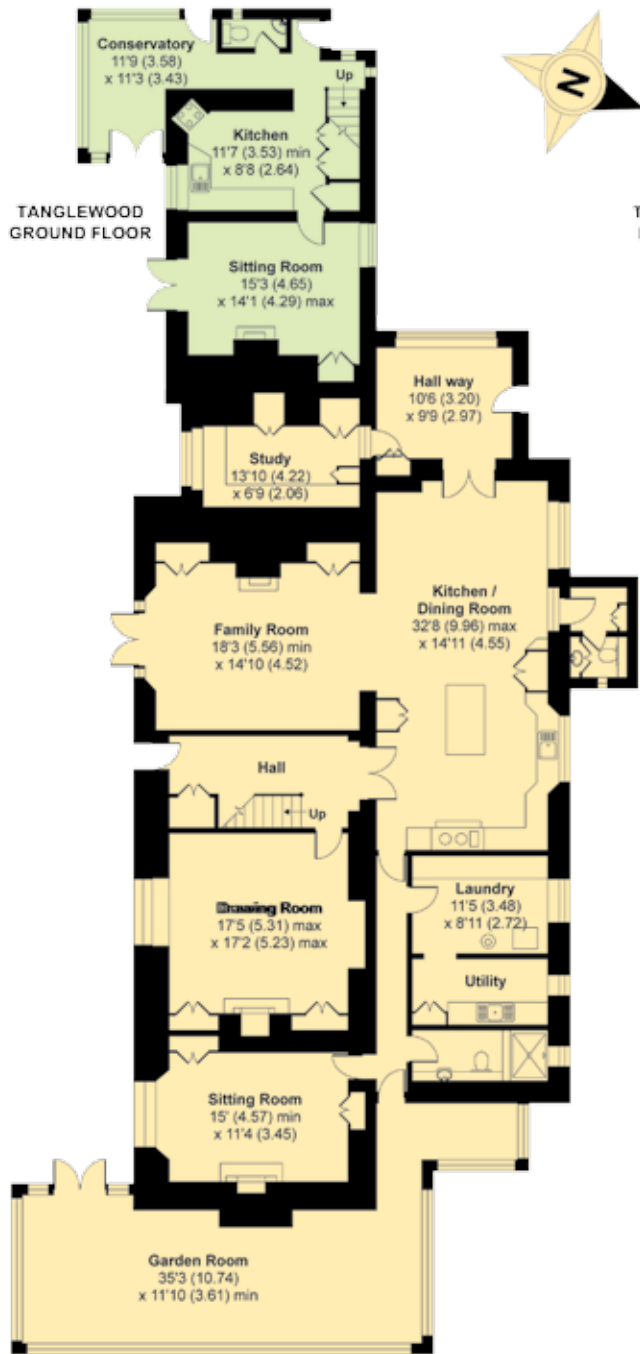
Hewton, and beside Pentillie View bear left. At the T-junction turn left and then immediately after going over the railway bridge turn left again signed to Weir Quay. Proceed down the hill and at the T-junction turn right alongside the river, before bearing around up the hill. Turn left by the high stone wall and Hewton House is the first entrance on the left.

## Important Notice

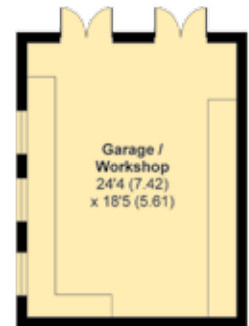
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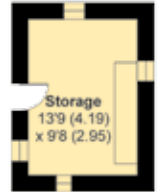
APPROX. GROSS INTERNAL FLOOR AREA 5907 SQ FT 548.7 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES ANNEXE)



HEWTON HOUSE FIRST FLOOR



OUTBUILDING 1



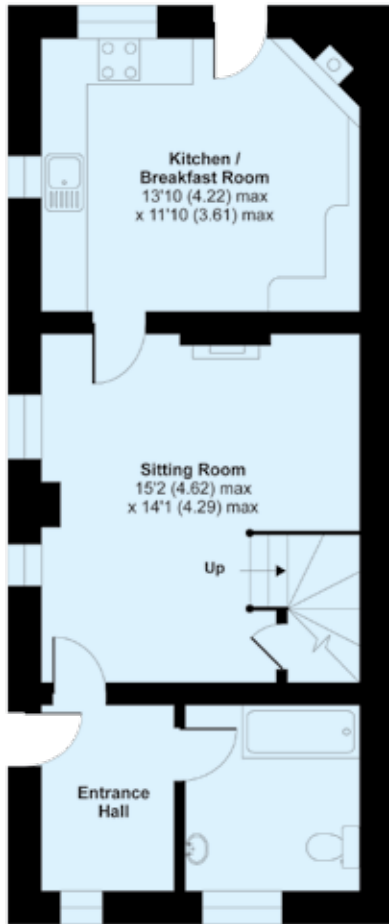
OUTBUILDING 2

HEWTON HOUSE GROUND FLOOR

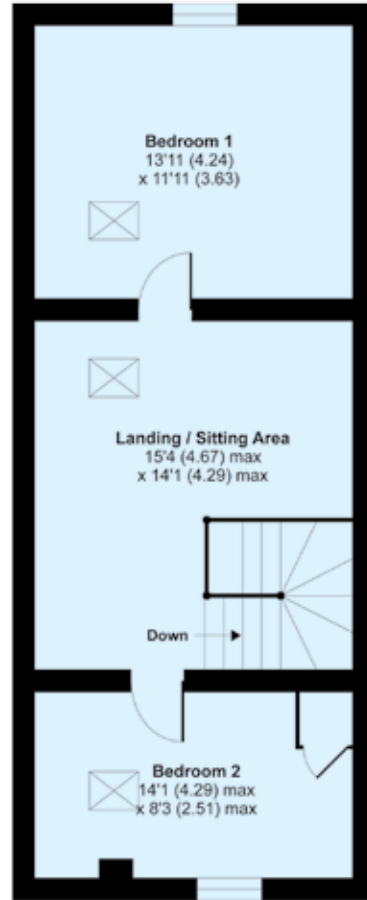
For identification purposes only. Not to scale.



APPROX. GROSS INTERNAL FLOOR AREA 1050 SQ FT 97.5 SQ METRES



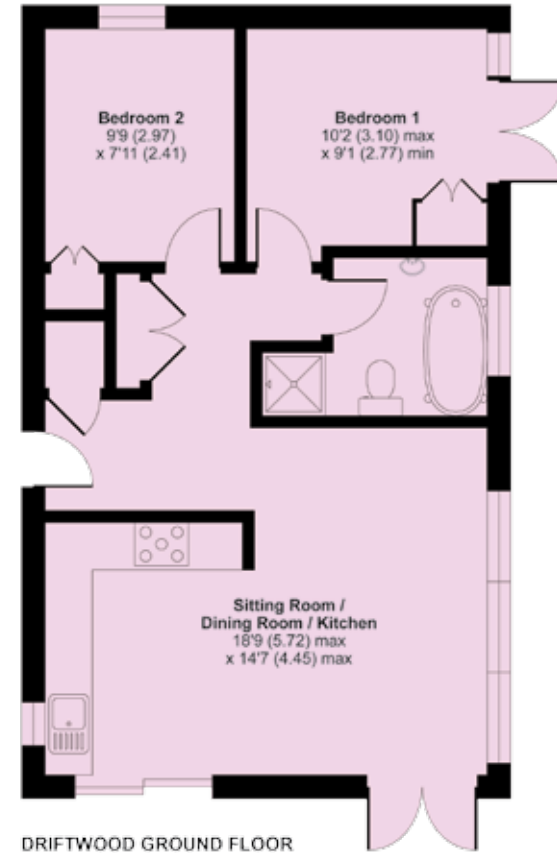
BOXWOOD GROUND FLOOR



BOXWOOD FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 588 SQ FT 54.6 SQ METRES

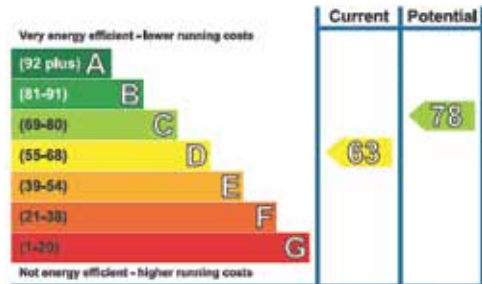


DRIFTWOOD GROUND FLOOR

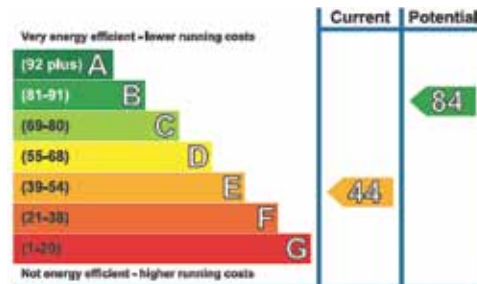


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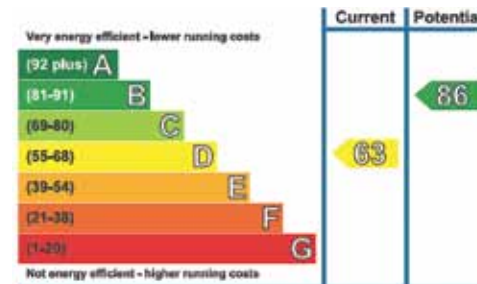
Main House



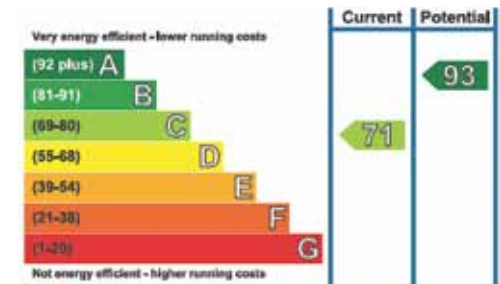
Tanglewood



Boxwood



Driftwood





Tanglewood



Exeter 01392 214 222 [exeter@jackson-stops.co.uk](mailto:exeter@jackson-stops.co.uk)  
10 Southernhay West Exeter EX1 1JG [www.jackson-stops.co.uk](http://www.jackson-stops.co.uk)

