

# THE MODERN HOUSE



*Slapton, Devon*  
£950,000 Freehold

## Marsh Lane

Defined by its conical roof and ribboned glazing, this distinctive three-bedroom home, designed by Scarratt and Martyn in 1998, lies at the edge of Slapton village, equidistant from Dartmouth and Kingsbridge in Devon. Set in densely planted private gardens, it's perfectly positioned for coast and countryside, with the three-mile beaches at Slapton Sands and the freshwater lake at Slapton Ley easily reached and the popular town of Totnes (and its train station) a 30-minute drive away.

### *The Architect*

Scarratt and Martyn formed in 1992, when Victoria Scarratt and Gordon Martyn joined the long-established office of sole practitioner Anne Scarratt. Based initially in the South Hams of Devon, before relocating to the Tavistock area, the practice has been recognised for their friendly yet professional collaborative approach, dynamic design ideas, and intelligent solutions for both living and working spaces.

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### *The Tour*

The house is set back from a quiet country lane by a private driveway, with plenty of space for off-street parking close to the house. There are three access points, with the main entrance set on the southerly façade, leading through to a central entrance.

A series of dynamic living spaces unfold across the easterly side of the house. A striking curved wall of full-height glazing brings an excellent quality of natural light through the interior, and a central chimney anchors this section of the house to the site.

From the dining room, steps lead down to the central lounge, where double height ceilings create dramatic height and volume and a log-burning stove forms the focal point in winter months.

Arranged in a predominantly open plan, there is an easy flow between one room to the next, while each space feels distinctly different. The upper galleried living space, unusual in its shape, forms an inviting room to read or listen to music, while remaining visually connected to the rest of the house. The main bedroom lies to one side: a quiet room with an ensuite bathroom with both a bath tub and a shower.

On the westerly side of the ground floor, there is a spacious kitchen and separate utility space, a study (or fourth bedroom) and a cloakroom. Upstairs, there are two further bedrooms, each with their own bathrooms, and masses of storage tucked into the eaves.

### *Outside space*

Lovingly tended over several years, the gardens wrap the house and are an integral part of the overall experience of the house. Full of flowering perennials, sub-tropical plants, mature shrubs, various specimen trees (including a Mimosa) and a huge blue hydrangea, there is plenty of colour and interest throughout the seasons. Various terraces and benches have been strategically placed to enjoy eating and drinking outside, with far reaching views across the village rooftops and surrounding countryside.

### *The Area*

Slapton is an attractive Devonshire village with a welcoming and active local community. For daily amenities, there is a local shop, a village hall, two excellent pubs and a number of village clubs. For local produce, there is a thriving farm shop in the nearby village of Stokenham. For a broader selection, Kingsbridge is around 20 minutes away and has many independent cafés and shops. The town is set close to the Kingsbridge estuary and at high tide it is possible to launch boats directly from the slip. A ferry also runs directly from here to Salcombe.



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The surrounding area is renowned for beautiful open countryside and long beaches. The freshwater lagoon of Slapton Ley and the three-mile shingle stretch beach Slapton Sands are around half a mile from the house and easily reached on foot or by bike.

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is around 20 minutes away; a popular boating centre boasting a world-famous regatta and a great draw for sailing as the first deep water port going West from the Solent. Steeped in history and known for its naval college, the town is characterised by its narrow streets and cobbled lanes. It has a good selection of independent shops, galleries, pubs, cafes and several well-regarded restaurants including The Angel, with a menu crafted by Great British Menu finalist Ellie Wentworth. Dartmouth lies within the South Devon Area of Outstanding Natural Beauty and within easy reach of the stunning beaches along the coastline and Dartmoor.

Further afield, Bantham is a wide sandy beach at low tide separated from Bigbury by the river Avon, renowned for big waves and strong rip currents and South Milton Sands is excellent for summer barbeques. The Beach House at South Milton Sands serves fresh seafood, and The Crabshell in Kingsbridge is a popular spot for an alfresco drink and a pizza.

For rail services, the mainline station at Totnes is 30 minute journey by car.

Council Tax Band: F



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.