



Blue Book.

REDLAP HOUSE

Dartmouth, Devon





Preface:

Summary of Accommodation.

Main House (approx. 8,500 sq ft):

Reception hall | Drawing room | Dining room
Library | Study | Kitchen/breakfast room
Larder | Home office | Media room | Wine
cellar | Utility room | Boot room | Strong
room | 34 ft vaulted Artist's studio | Six
bedrooms (including a principal suite with
bathroom and dressing room) | Four further
bathrooms

Pool Complex (approx. 7,300 sq ft):

Indoor swimming pool | Steam room | Shower
room | Bathroom | Cloakrooms | Utility room
| Changing rooms | Studio | Open-plan
kitchen, living & dining room | Two en suite
bedrooms | Reception room with gallery
overlooking pool and sea

Estate Buildings:

Barbecue lodge | Cabin | Estate office
Garage block with six bays and one-bedroom
apartment

Gardens & Grounds:

Formal gardens | Terraces | Woodland
Landscaped cliff gardens | Stream-fed ponds
Kitchen garden | Quarry | Helicopter pad

For sale Freehold.

In all about:

31.63 acres



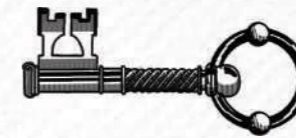
WHY WE LOVE REDLAP HOUSE.

'Redlap Cove is a secluded, sandy beach reached only by sea or via the estate's private pathway.'

REDLAP COVE — A PRIVATE BEACH

Sheltered beneath towering cliffs, the cove feels utterly cut off from the world — a tranquil inlet ideal for swimming, launching paddleboards, or simply sitting quietly as the light shifts across the bay. Electricity at the cliff edge and steps through the woodland make it wonderfully usable while still feeling untouched and wild.

ONE OF THE MOST DRAMATIC PRIVATE COASTAL ESTATES IN THE SOUTH WEST.



High on a rugged, wind-carved stretch of coastline, Redlap House commands a breathtaking position overlooking the full sweep of Start Bay.

With its own private cove, a winding drive through woodland, and 31.63 acres of gardens, terraces and wild coastal land, the estate offers extraordinary privacy and a sense of seclusion that is increasingly rare.

Not a single public right of way crosses the land; everything here — from the beach to the wooded valley — belongs entirely to the house.

The result is a coastal sanctuary of great beauty: dramatic, elemental, and deeply peaceful.





Redlap House

REDLAP HOUSE

The house reveals itself gradually: a long private drive threads through woodland, opening at last to the south-facing façade with its first glimpses of the sea. Georgian in its bones, the architecture is graceful, with tall sash and French windows drawing in light and framing ever-changing coastal views.

Inside, the proportions are generous and finely balanced. The reception hall leads to four elegant rooms, each with an open fireplace and a view onto either the gardens or the sea. The study, in particular, holds one of the house's most mesmerising outlooks: the desk is set to gaze directly down the valley—across the ornate gardens, to the sea, and to the rolling South Hams hills rising on the far

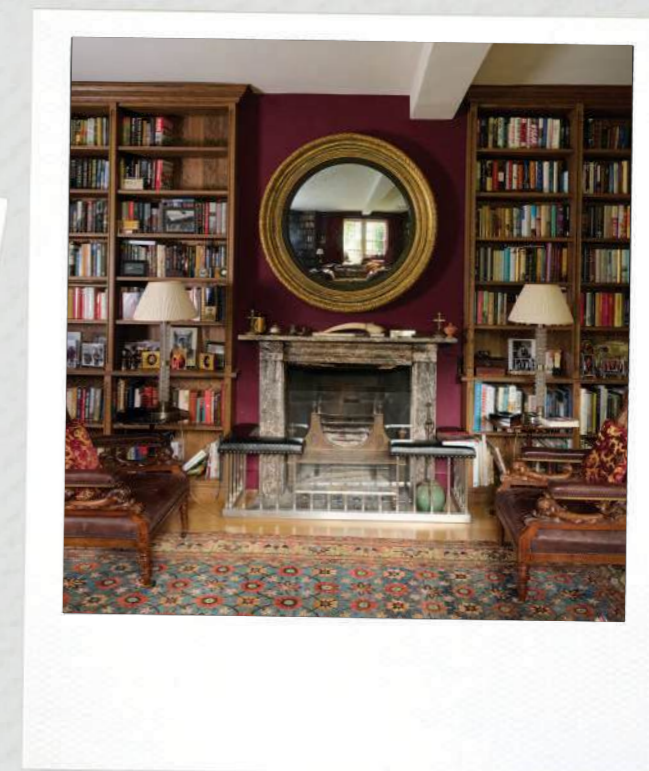
side of the bay. It is a captivating vantage point, and perhaps the most inspiring places to work or reflect.

The kitchen/breakfast room, centred around its AGA, is designed for the rhythm of everyday family life.

Upstairs, the principal suite enjoys panoramic views, with a large dressing room and bathroom. Five further bedrooms complete the accommodation, two en suite and two served by separate bathrooms.

The 34-foot artist's studio is a real triumph: vaulted ceilings, superb light, and a sense of space that seems to draw in the landscape itself — an inspiring room for painting, writing, or any creative work.

Redlap House.



RedlapHouse.



French windows drawing in light.

RedlapHouse.

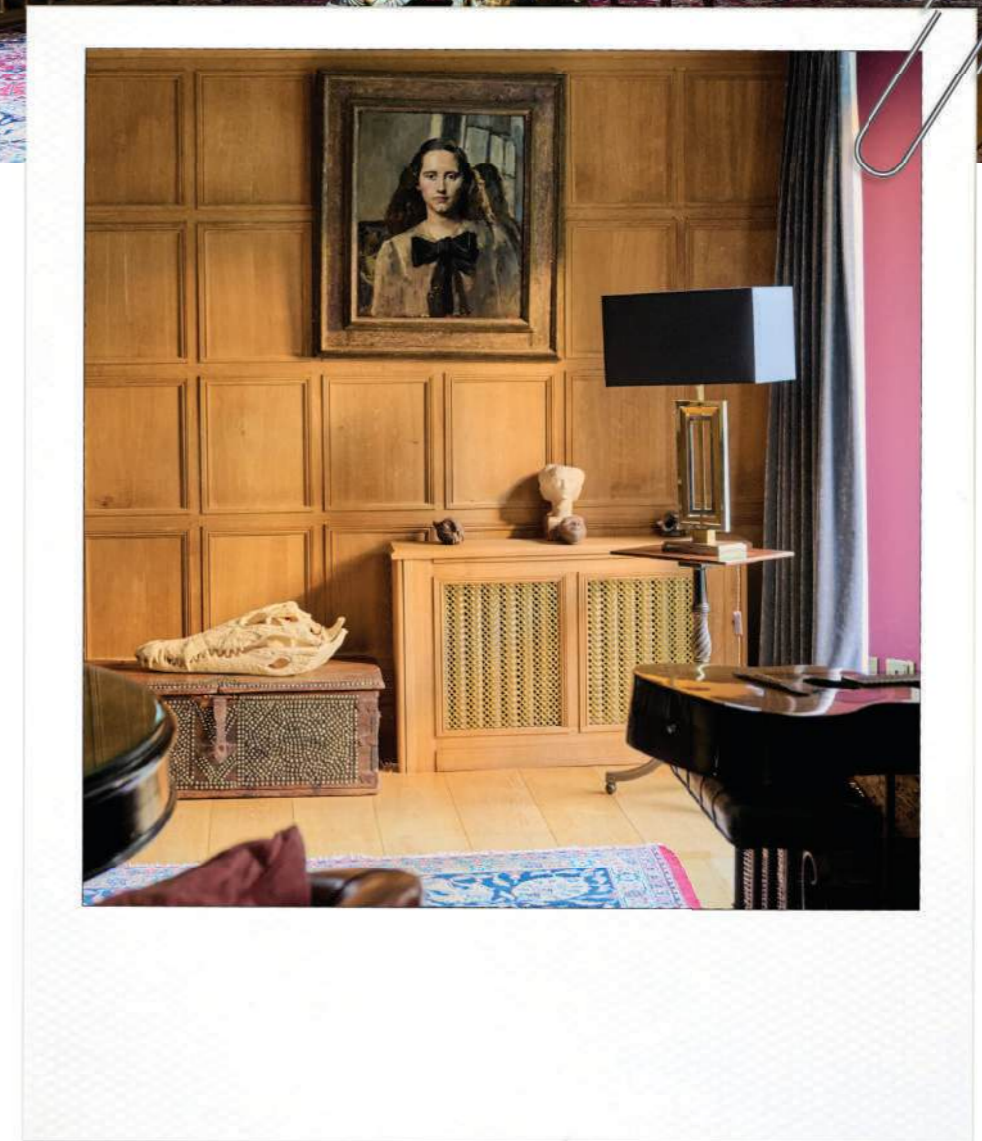
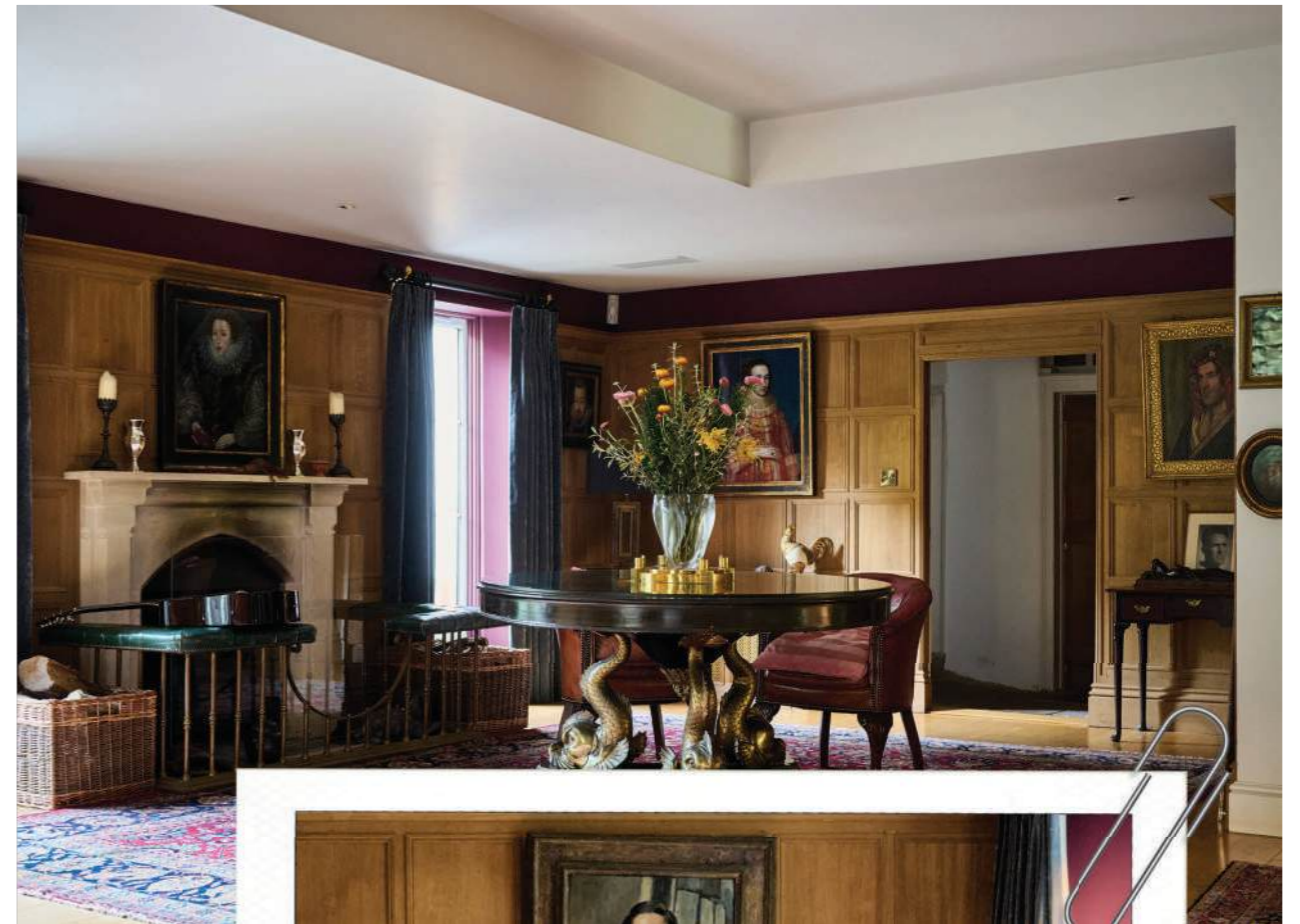




Redlap House.



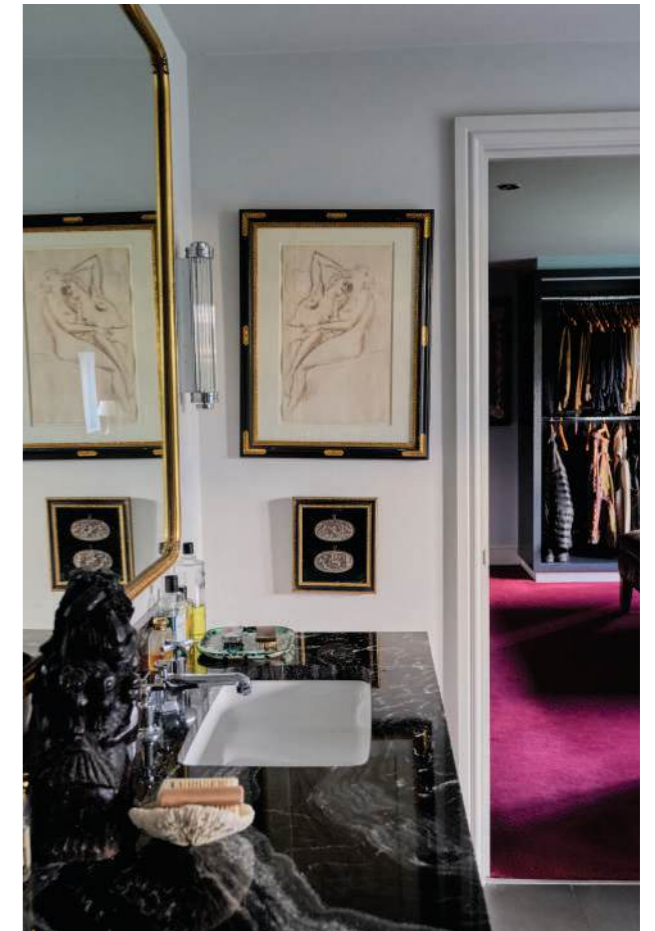
Redlap House.



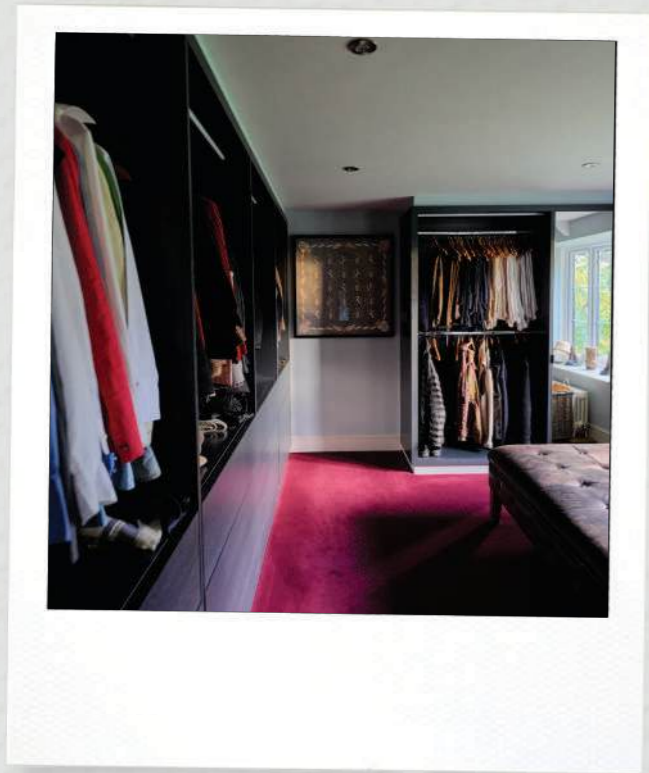
Redlap House.



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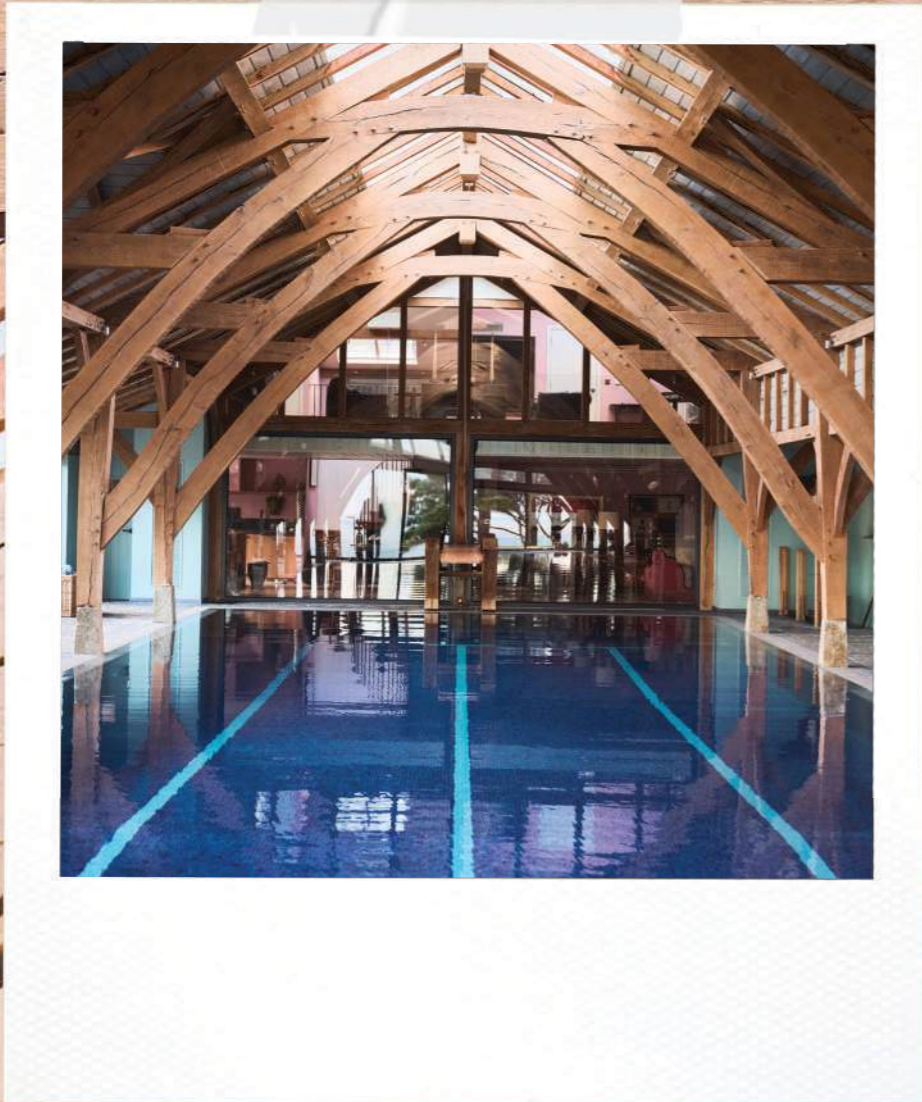


Redlap House.

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Redlap House.

SWIMMING POOL & GUEST COMPLEX

A superb leisure building designed to echo the grandeur of its setting.

The 20-metre pool sits beneath a dramatic beamed ceiling and opens onto a broad terrace looking across the gardens to the sea.

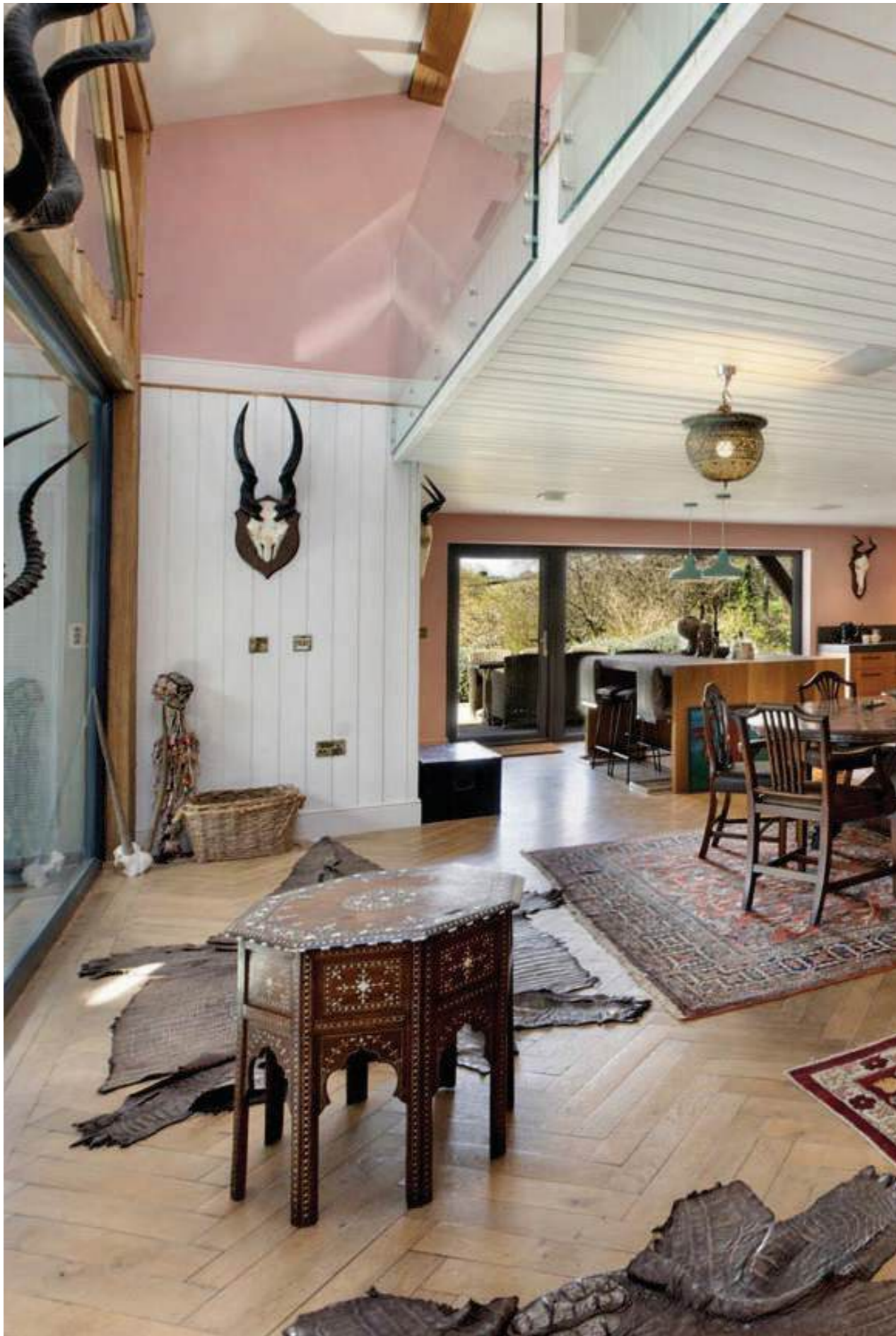
Below are the spa rooms; above is a generous reception room with a gallery over the pool and views to the coastline.

Two en suite guest bedrooms make this a self-contained retreat — ideal for visitors or as a private wellness suite.

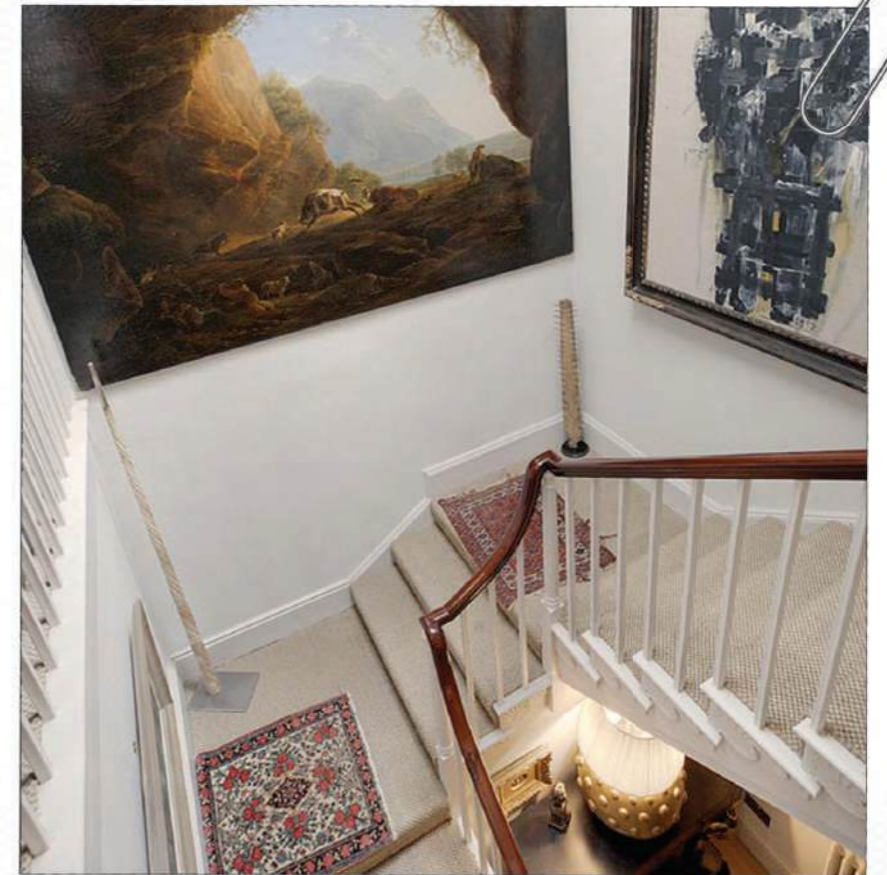




Redlap House.



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GARDENS & GROUNDS

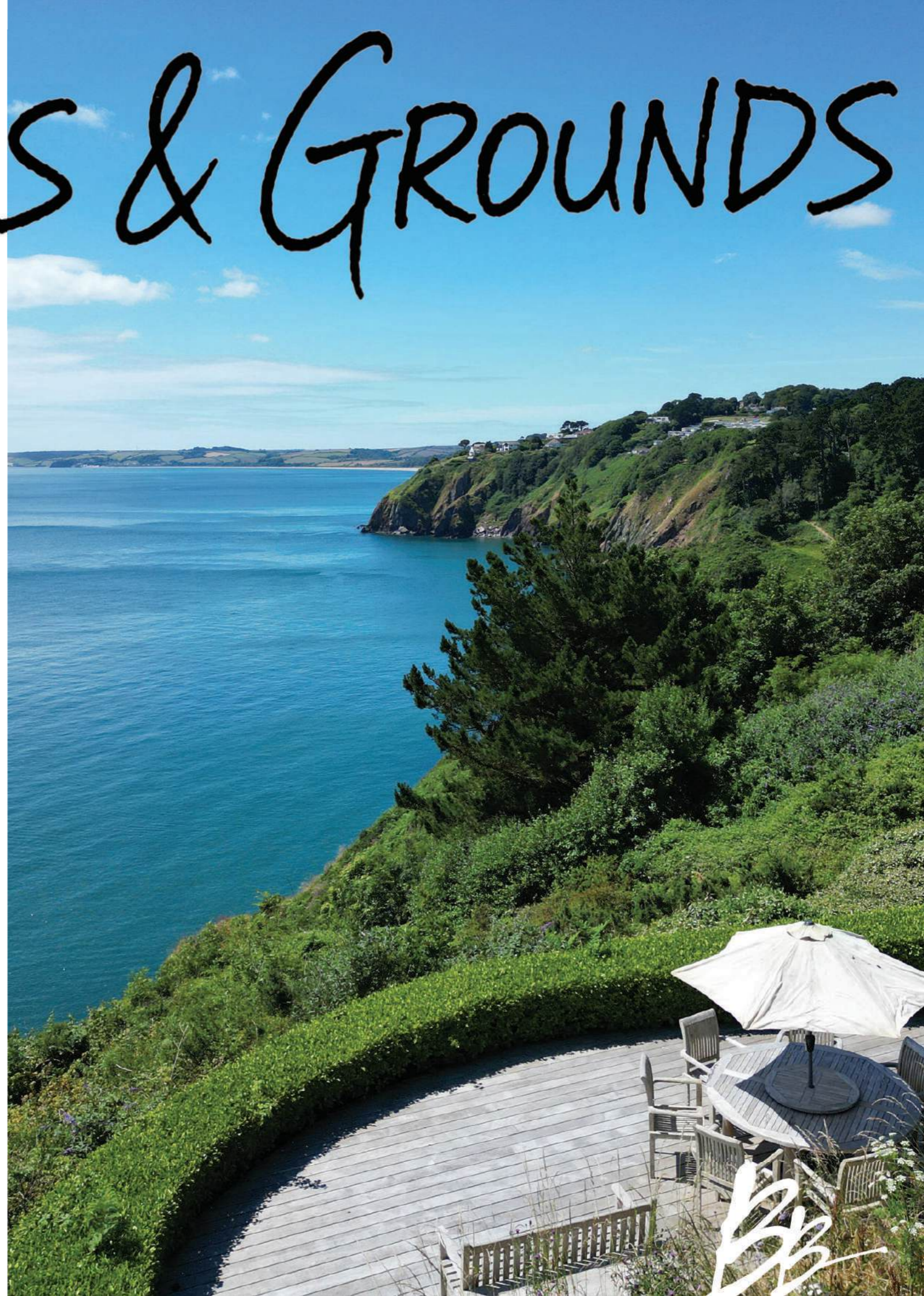
'The estate blends formal structure with wilder romanticism. A stream runs through the centre of the valley, leading the eye towards the sea.'

Around the house, lawns and mixed borders give way to woodland, exotic planting, and terraced cliff gardens where tender species thrive in the sheltered microclimate.

The kitchen garden, productive and beautifully kept, enjoys the same protection, offering year-round growing. Higher up, Redlap Warren forms a more

rugged coastal landscape — home to cirr buntings, peregrine falcons, and other wildlife.

The walled Italian garden near the pool complex is another quiet pocket of the estate, hidden and peaceful, with meandering paths leading down towards the private beach.



Redlap House.



*Meandering Paths
towards a private
beach.*

Redlap House.



CHAPTERS PAST.

'Dartmouth's recorded history stretches back over 900 years.'

This stretch of coastline with its close proximity to the strategically important naval port of Dartmouth, has witnessed some of the most exciting and monumental moments in British history.

Dartmouth's recorded history stretches back over 900 years, its ancient deep-water harbour ensuring its position as a key trade post and naval hub since the Middle Ages. 12th Century crusader ships assembled in its harbour prior to setting out to the Holy Land on the second and third crusade. The town provided ships to fight the Spanish Armada and was the site for the docking of the Armada's gold-laden flag ship, the Nuestra Señora del Rosario, following its capture by an English ship, aptly named The Revenge, in 1588. Bayard's Cove sheltered Pilgrim Fathers sailing on the Mayflower and the Speedwell who put into harbour for essential repairs before their voyage to the New World.

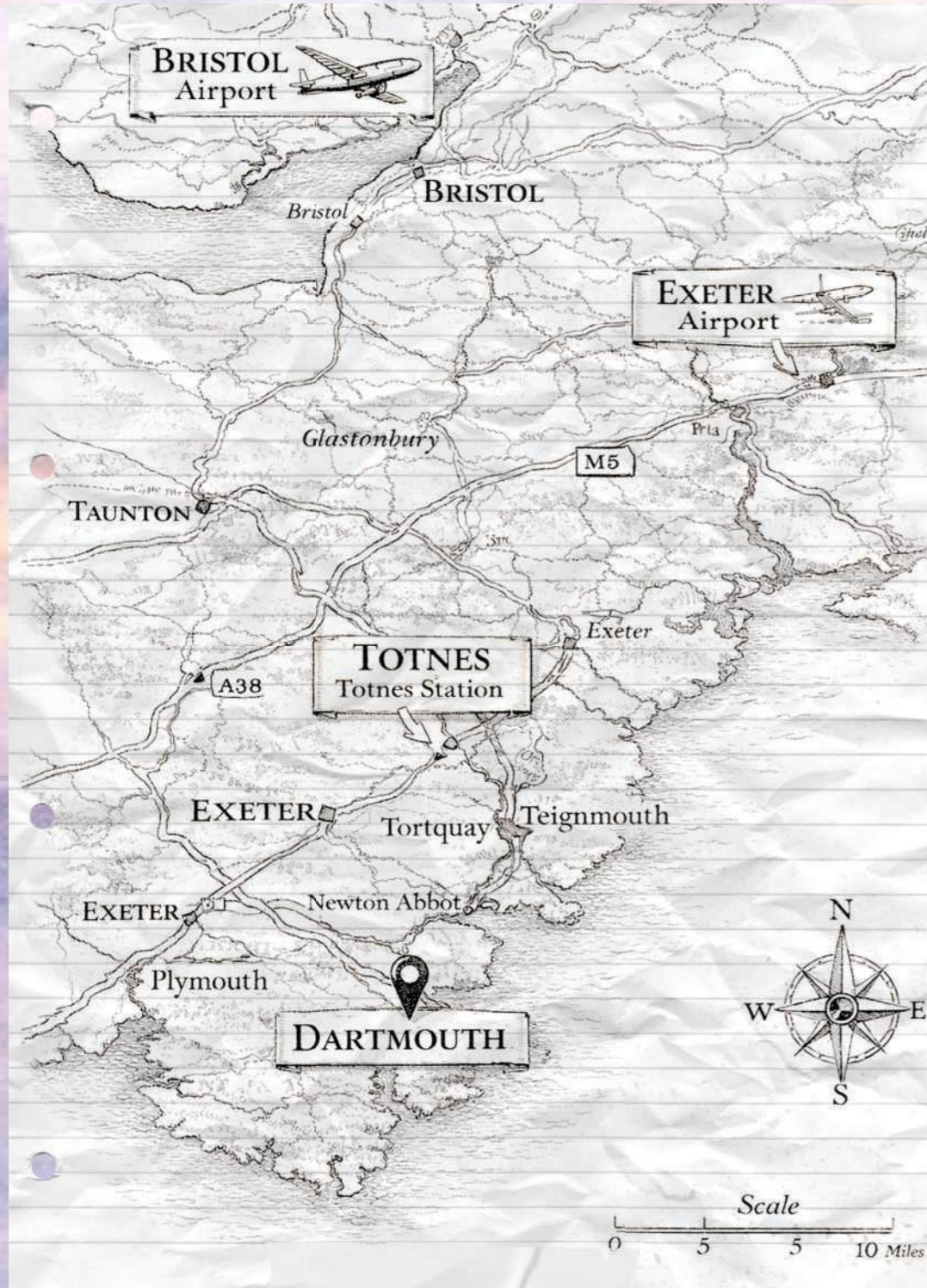
Perhaps best known as the home of Royal Naval officer training, which has been established here since 1863, Dartmouth also served as

the headquarters for the US Navy's Advanced Amphibious Base during WWII with the area operating as a crucial training ground and staging post for the launch of the D-Day landings.

Redlap House itself was predominantly built in the late 18th century during the Georgian period. According to local rumour, it was once owned by the Governor of Dartmouth Castle, who was said to be actively engaged in smuggling, reportedly constructing false walls in the hall at Redlap House to conceal illegal contraband. Intriguingly, a hidden underground tunnel is rumoured to lead from Redlap Cove up to the house. Although never found, this tunnel remains central to the estate's smuggling legends.

During the 1930s, Redlap was owned by the prominent actor and theatre-manager Cyril Maude. Among Maude's cultural circle was the Poet Laureate, John Masefield, who may have found inspiration for Jim Davis, his tale of a young orphan turned smuggler set on the Devon coast, whilst staying at Redlap.





TRAVEL

Totnes mainline station is 12 miles away providing regular direct services to London Paddington (2 hours 42 minutes), while Exeter Airport (40 miles) and Bristol Airport (90 miles) provide a range of national

and international flights including private jet operations. Devon has a comprehensive rail network and road links to the M5 motorway, providing easy access to the rest of the UK.

LIVING ON THE SOUTH HAMS COASTLINE.

Dartmouth 2 miles, Totnes Railway Station 12 miles, Exeter Airport 40 miles, Bristol Airport 90 miles

(Distances and times approximate)

'Redlap House sits on one of the most stunning stretches of coastline in the UK.'

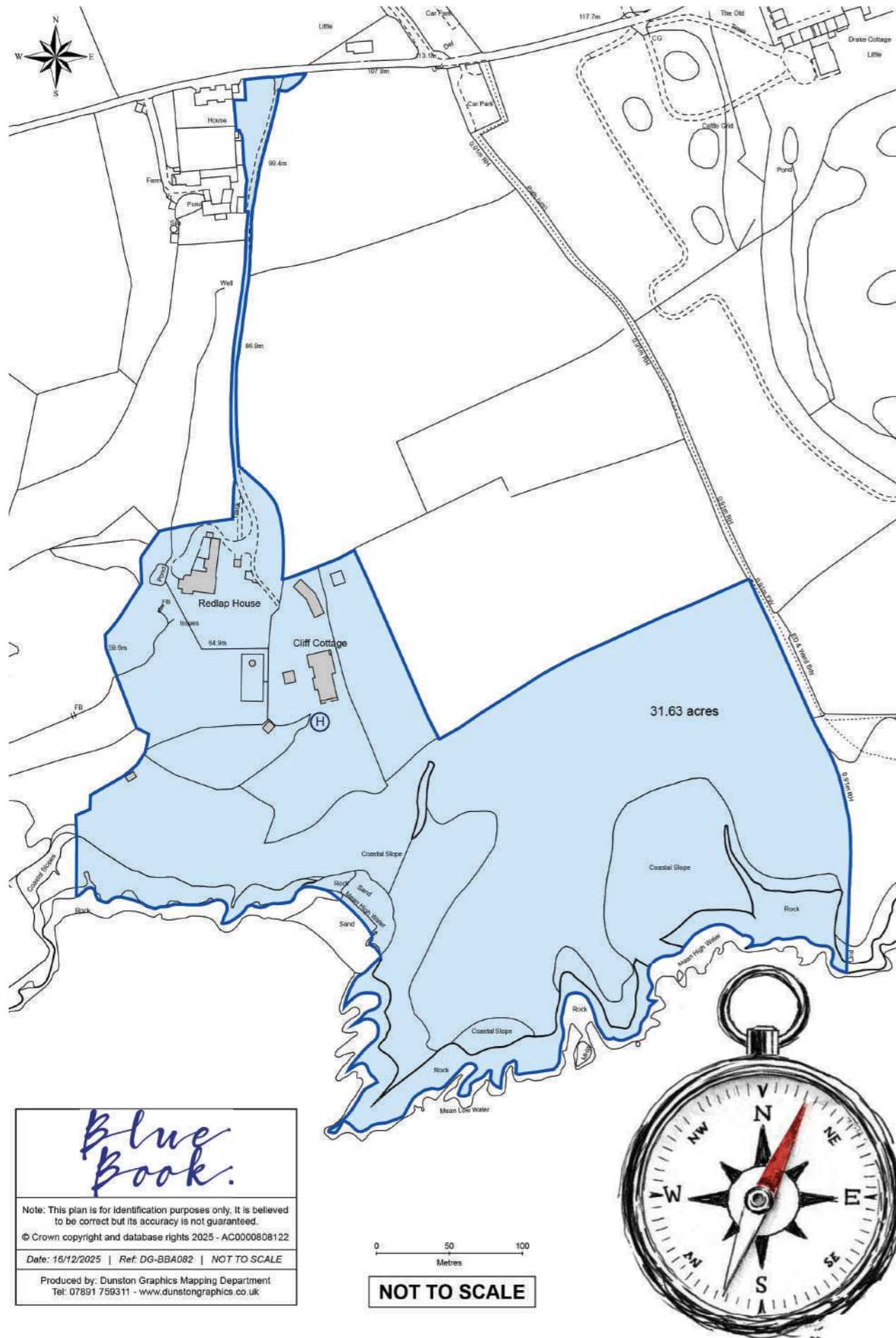
Redlap House sits on one of the most stunning stretches of coastline in the UK within the South Devon Area of Outstanding Natural Beauty and a designated Coastal Preservation Area. The house is just outside the pretty clifftop village of Stoke Fleming which provides a traditional village pub, several cafes, medieval parish church and a village shop and post office within walking distance.

The scenic waterside town of Dartmouth is a 2-mile drive away, its cobbled streets lined with attractive painted houses and an excellent array of independent shops, delicatessen, galleries, pubs, cafés and restaurants including the award-winning Seahorse. With its rich naval history and ancient deep-water harbour, the town is a popular boating hub offering access to fantastic sailing with a world-famous Dartmouth

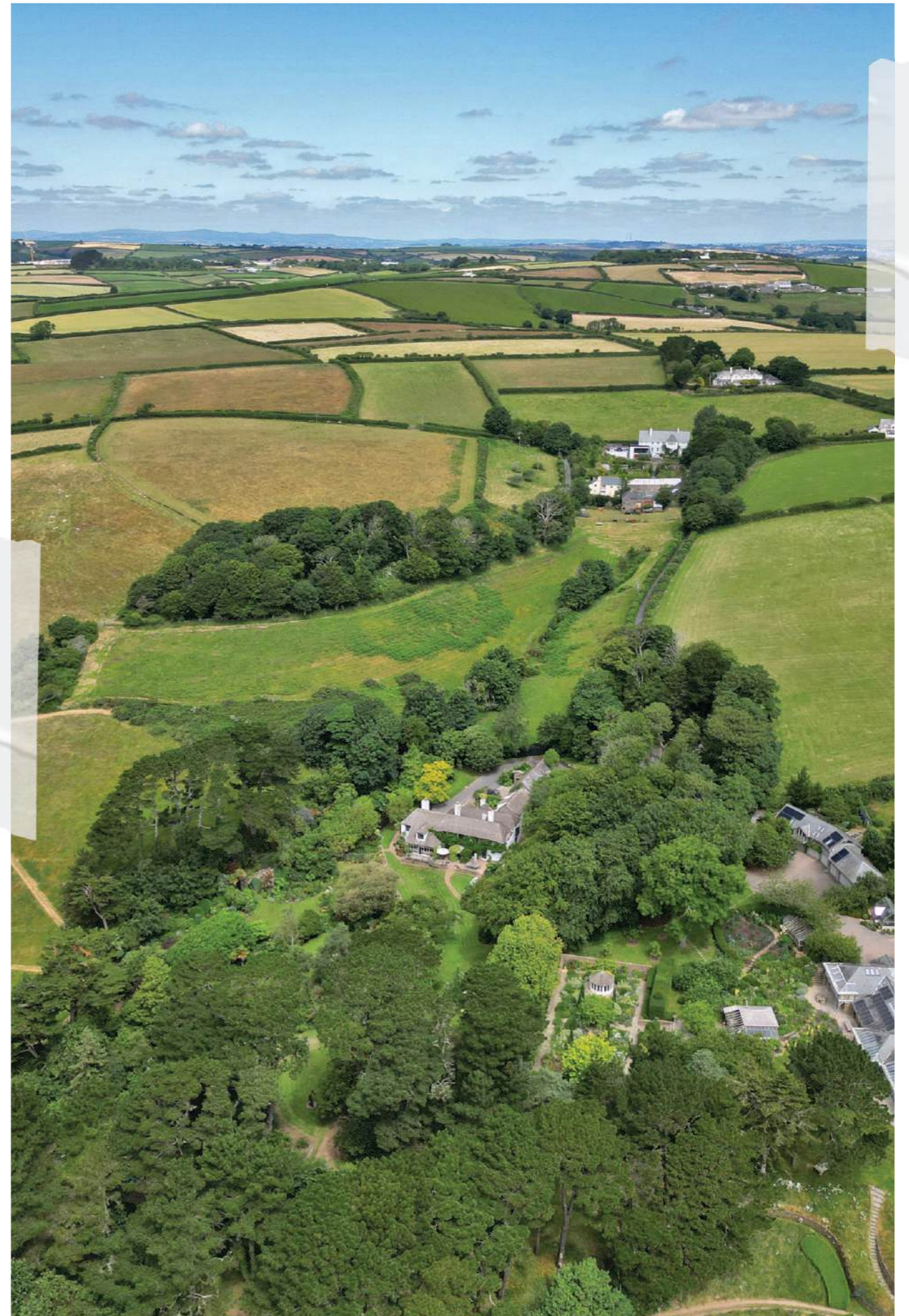
Royal Regatta held there each summer. The charming towns of Totnes, Brixham and Salcombe are a short drive away and perfect for day trips and further shopping.

One of the main pleasures of living at Redlap is undoubtedly its immediate access to the coastline which forms a sanctuary for wildlife and provides plenty of opportunities for walking, cycling, swimming, fishing and foraging. There are plenty of lovely local walks joining the nearby South West Coast Path, and various circular routes like the Stoke Fleming and Strete Circular and the Blackpool Sands Circular. Outstanding nearby beaches include Blackpool Sands, regarded as one of the finest beaches in the UK and home to a chic café and restaurant, as well as Compass Cove Beach and Slapton Sands.

Redlap House.



Redlap House.



Redlap House, Redlap, Dartmouth, Devon TQ6 0JR

Gross Internal Area (Approx.)

Main House = 685 sq m / 7,371 sq ft

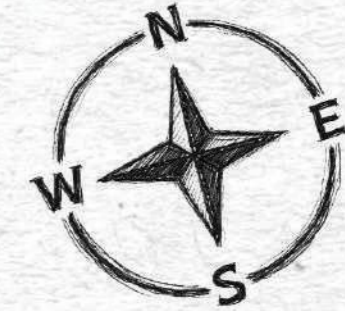
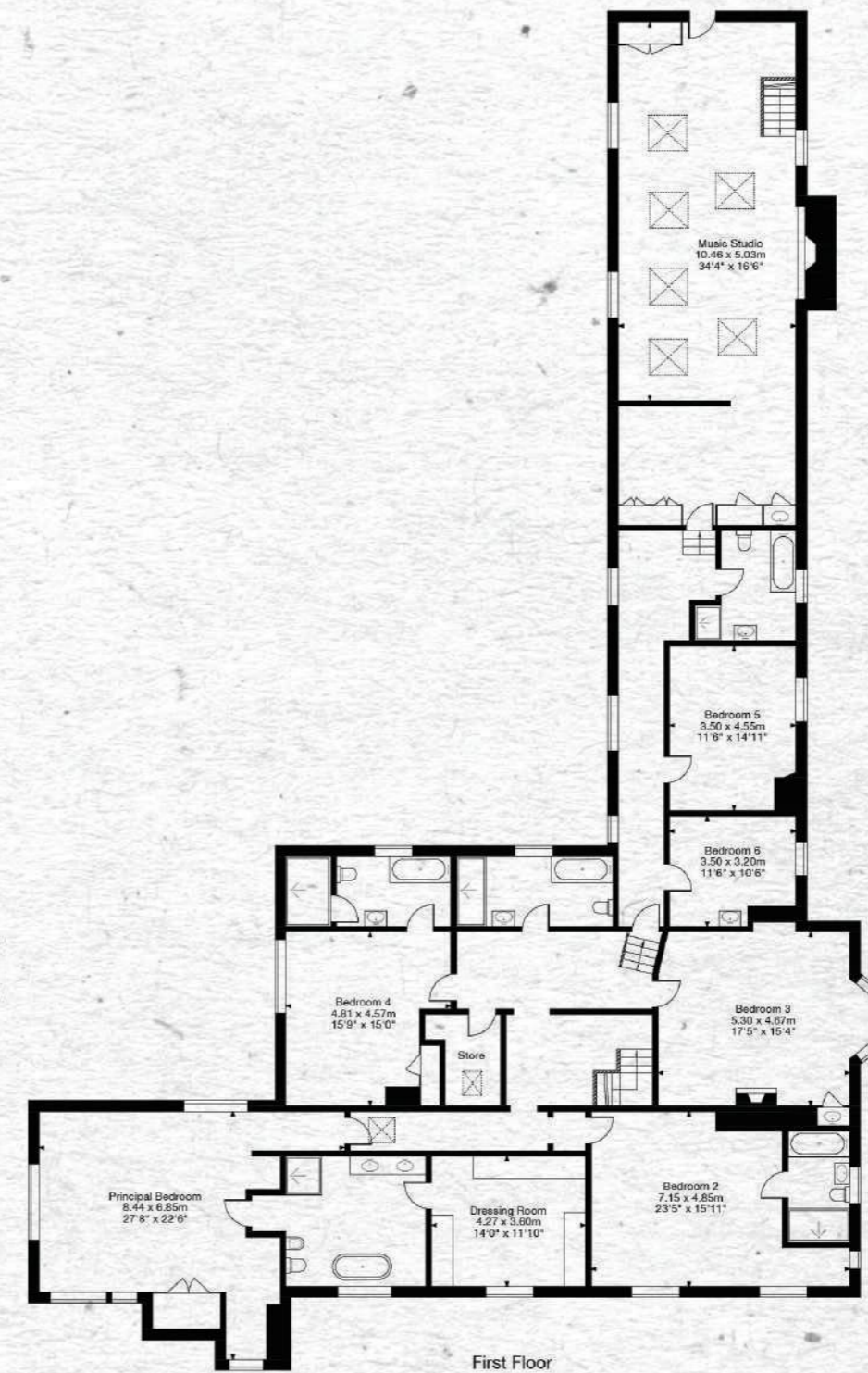
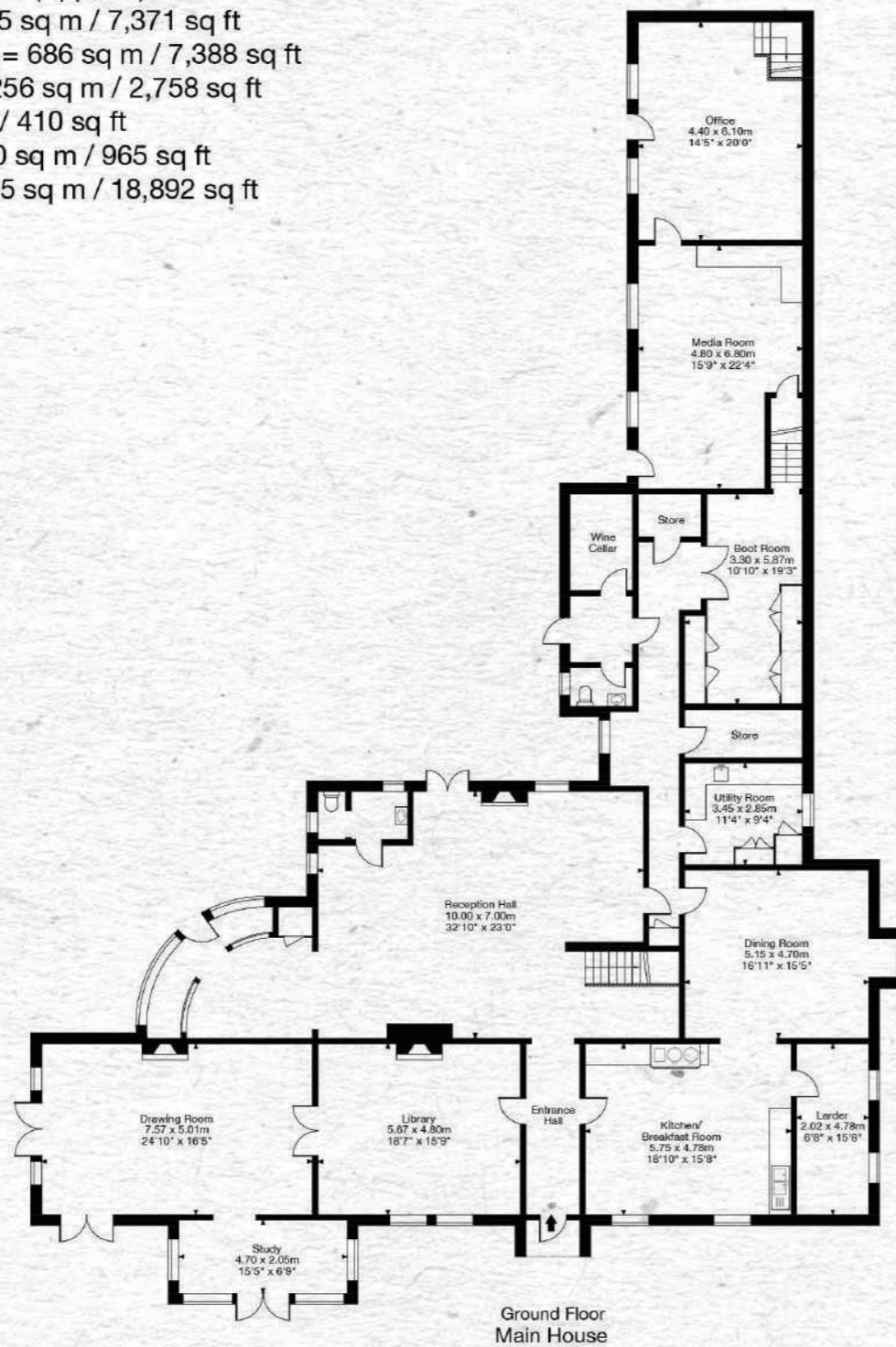
Leisure Complex = 686 sq m / 7,388 sq ft

Garage Block = 256 sq m / 2,758 sq ft

Cabin = 38 sq m / 410 sq ft

Outbuildings = 90 sq m / 965 sq ft

Total Area = 1,755 sq m / 18,892 sq ft



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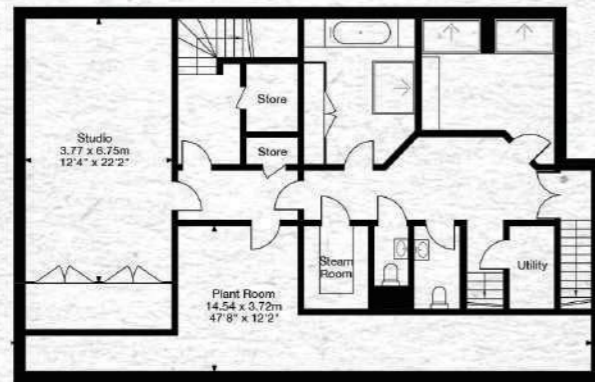
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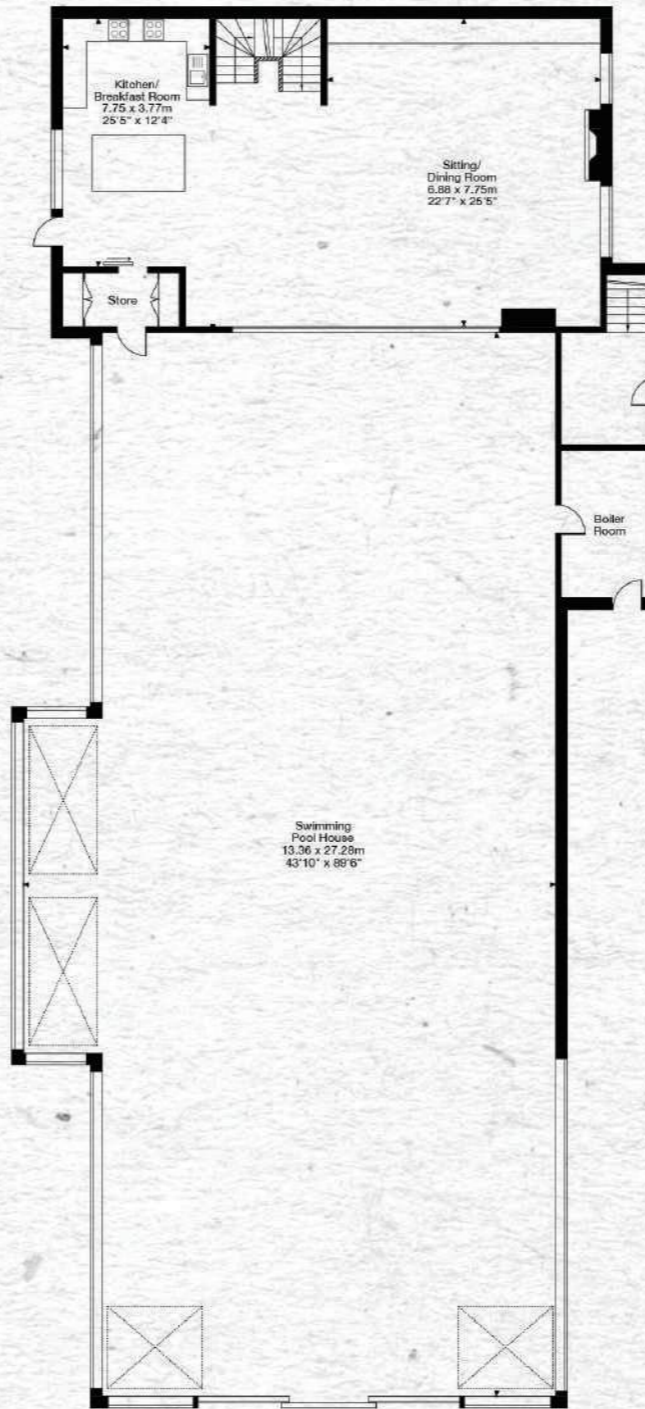
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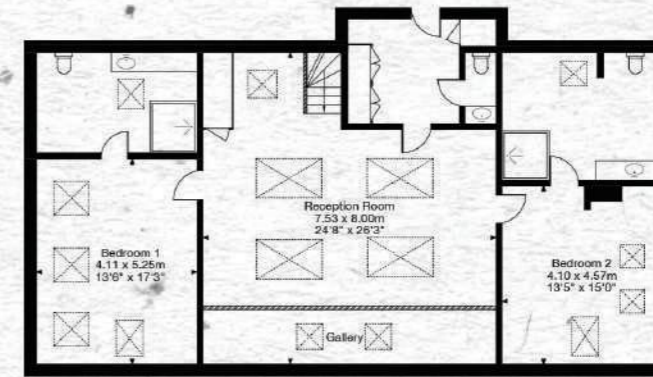
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Lower Ground Floor



Ground Floor
Leisure Complex



First Floor



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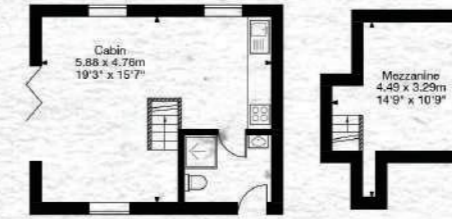
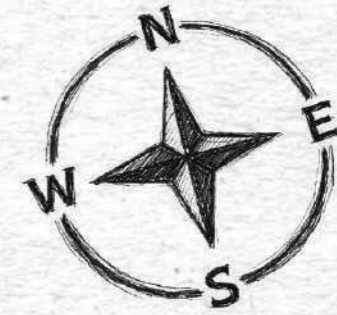
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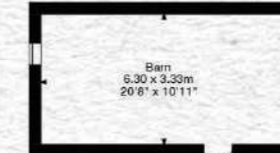
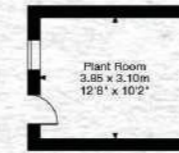


Ground Floor Cabin

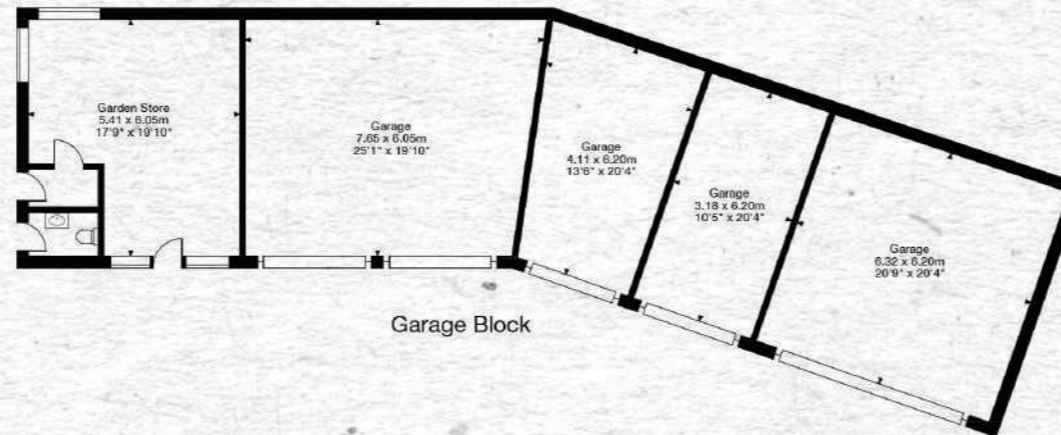
Mezzanine



First Floor



Outbuilding



Garage Block



Outbuildings

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Capture.



PROPERTY INFORMATION

Services: Mains electricity. Private water and drainage. Calor gas central heating. Underfloor heating to pool complex. Cat-5 cabling and built-in sound system throughout the main house and guest complex.

Tenure: Freehold

Local Authorities: South Hams District Council

Council Tax
Redlap House: Band H
Pool Complex: Band E
Estate Buildings: Band A

EPC Ratings
Redlap House: F
Pool Complex: C
Estate Buildings: C

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE:

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