



Greatrock Farm Holiday Cottages







Greatrock Farm Holiday Cottages

Bovey Tracey, Newton Abbot, Devon, TQ13 9QE

Bovey Tracey 3 Miles, A38 3 Miles, Newton Abbot 9 Miles, Exeter 16 Miles.

A well-established holiday rental business and family home. Located in a peaceful, tree-lined valley at the end of a private lane, just inside Dartmoor National Park.

- Stylish three-bedroom country house, including self-contained studio
- Three holiday cottages
- Refurbished and modernised
- Unspoilt 5 acre woodland with circular walk
- Freehold
- Total of 12 acres including three small paddocks
- Large agricultural barn and studio barn
- Located in an area of outstanding natural beauty.
- Council Tax Band E

Guide Price £1,000,000

Stags Holiday Complexes

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Situation

Greatrock Farm is nestled in a peaceful wooded valley just outside the village of Hennock, on the eastern edge of Dartmoor National Park. The village itself features a charming church, a well-regarded primary school, and the popular local public house, The Palk Arms, which offers stunning views across the surrounding countryside. A short drive away, the attractive moorland town of Bovey Tracey provides a wide range of local amenities, including shops, cafés, and restaurants. It is also celebrated for its vibrant arts and crafts scene, hosting a renowned annual craft festival and regular farmers' markets. In addition to the local primary school, there are several well-regarded independent schools nearby, including Stover School, Exeter School, and The Maynard School in Exeter. A scenic cycle path runs from Bovey Tracey to Moretonhampstead, while golf enthusiasts can enjoy courses at both Teign Valley and the prestigious Bovey Castle. A public footpath leads directly from Greatrock Farm, providing easy access to the village, nearby reservoirs, and the surrounding countryside.

Main House

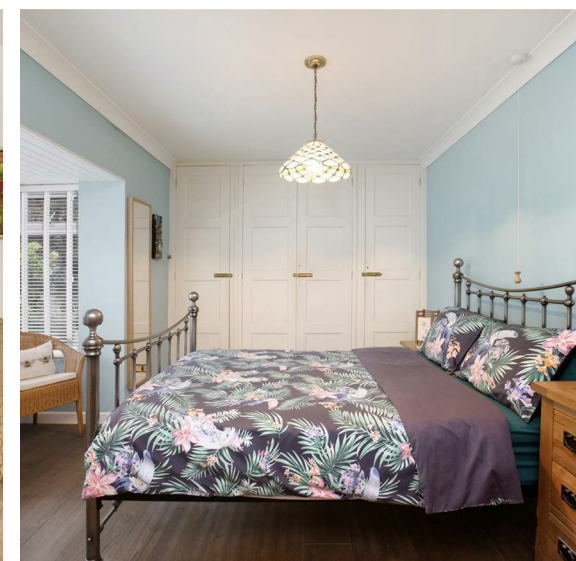
Greatrock Farm is approached via a long private driveway, descending into a wooded valley. A gentle stream meanders through the grounds, flowing into a tranquil pond and enhancing the natural beauty of the setting. The property has been thoughtfully reconfigured to include the main farmhouse along with two holiday let cottages, while a third holiday cottage is housed in a detached building located to the rear of the main house.

Self Contained Studio

The self-contained studio offers a bright, open-plan living space with its own entrance, kitchen, and bathroom. Perfect for guests, it provides comfort and privacy in a compact, well-designed layout.

Primrose Cottage

The cottage offers comfortable accommodation comprising a sitting/dining room with wood-burner, a well-equipped kitchen, two bedrooms, a modern shower room and private courtyard. Perfectly suited for holiday letting it combines charm with practicality.





Bluebells Cottage

This charming cottage features a cosy sitting/dining room, a compact kitchen, one comfortable bedroom, and a modern shower room. Ideal as a peaceful retreat, it offers a welcoming and self-contained space.

Woodcutter's Cottage

The accommodation includes a well-appointed kitchen, a comfortable living room with wood-burner, two bedrooms, and a modern shower room—offering a practical and inviting space.

Gardens and Grounds

The property enjoys extensive garden areas all offering a delightful blend of open space, character and natural beauty. There are two greenhouses, croquet lawn, gently flowing stream and a charming summerhouse. Also in the grounds is a one acre paddock currently home to a small herd of alpacas along with two smaller paddocks and a chicken house with run. Included in the grounds are five acres of ancient woodland incorporating a circular walk taking in an outstanding view over the Teign Valley (at the picnic bench).

Please note there is a footpath that crosses the property

Directions

From Dunley Cross on the B3344 (just off the A38) head uphill towards Hennock village, continue through the village until you reach The Palk Arms pub then head up Bell Lane taking the second drive on the right signposted Greatrock Farm Holiday Cottages.

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What3words ///olive.finely.president

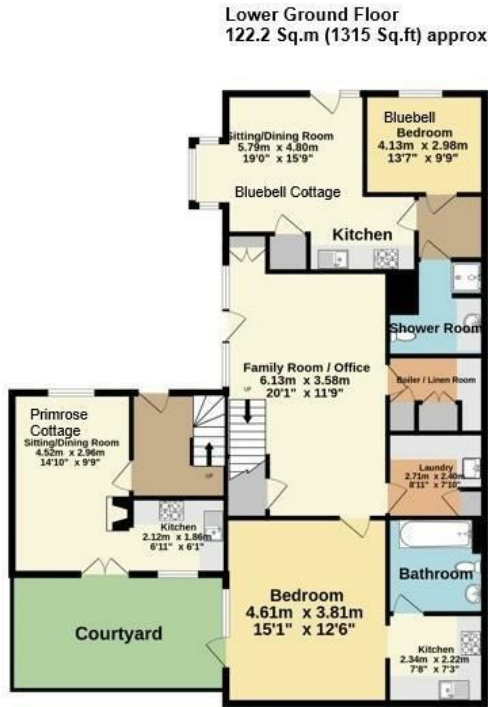
Services

LPG bulk tank supplies hot water and central heating to the main house, Bluebells Cottage and Primrose Cottage.

Three-phase electricity supply with 11kw solar panel installation (in 2024). Woodcutters Cottage is electrically heated. Mains Water and Private Drainage.

Local Authority

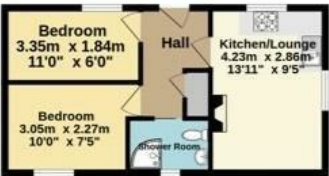
Teignbridge



Total Floor Area:
749.8 Sq. m (8070 Sq. ft) approx



Woodcutters Cottage
32.6 Sq.m (351 Sq.ft) approx



Barn/Games Room and Workshop
324.1 Sq.m (3488.58 Sq. ft) approx.

Studio
121.8 Sq.m (1311.0 Sq. ft) approx.

Summerhouse
9.1 Sq.m (97.9 Sq. ft) approx



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Greatrock Farm
Holiday
Cottages

Private
No Public Right of Way

GREAT

