



Holyeat House



Black Down Common 1.1 miles •
Tavistock 3.5 miles • Okehampton 14
miles • Plymouth 20 miles • Exeter 40
miles • What3words
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directions please contact the office.

**A characterful, detached countryside
residence, close to open moorland,
with beautiful gardens, outbuildings,
plus a paddock and stable.**

- Well-proportioned Country Farmhouse
- Five Double Bedrooms
- South-facing Landscaped Gardens
- Traditional Stone Outbuildings
- Small Paddock and Stable
- Extremely Peaceful and Picturesque Setting
- Moorland Walking and Outriding Nearby
- 1.08 Acres in All
- Freehold
- Council Tax Band G

Guide Price £750,000

SITUATION

This handsome property is located in South Brentor, 3.5 miles outside of Tavistock, and surrounded by beautiful open countryside. Brentor is famous for one of the most impressive rock outcrops in Dartmoor - Brent Tor - which, with St Michael's Church at its top, makes a distinctive and famous silhouette on the Dartmoor skyline. Open moorland is accessible nearby, at Black Down Common, offering extensive opportunities for walking and riding out. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The city of Plymouth is 15 miles to the south and the cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport; both cities are within commuting distance. What3words:
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DESCRIPTION

This well-proportioned, detached former farmhouse, principally of stone construction beneath a slate roof with some later masonry extension, has been in our clients' ownership for 25 years, having been a cherished and well-loved family home. Of some historical interest, the current house is believed to date the mid-1800s although records suggest that a settlement has existed on the site since the 1500s. Set in picturesque surroundings, the house enjoys extensive unspoilt views, beautiful gardens including a large wildlife pond, an enclosed paddock of 2/3rds of an acre, and several stone outbuildings which may present opportunities for conversion or alteration (STP). Internally, the accommodation is well-presented, with large, bright rooms with original character features, including stone and brick fireplaces, and flagstone slate flooring, making this property an ideal family home offering character and comfort and equal measure.

ACCOMMODATION

You enter the property through a south-facing sun room that opens up into the central hallway. Stairs to the first floor are directly in front. To the right is a splendid, large dining room with an impressive stone fireplace housing a log burner, with views available to the front across the garden. As you continue through into the inner hallway, the sitting room has beautiful exposed original floorboards, and a matching stone fireplace and log burner sitting on a slate hearth. The room is filled with light from the dual aspect windows, again overlooking the garden. There is a convenient

downstairs cloakroom containing a wash basin and WC, with sufficient space to include a shower, if needed. Opposite is the former dairy, now used as a utility room, it has the original flagstone slate flooring and slate dairy shelf with plenty of space to house your laundry appliances. The farmhouse kitchen is the final room off the hallway, which is a very good size room with space for a large breakfast table. It has an impressive former fireplace which currently houses a Nordica, solid fuel range with hotplate and oven, and an original bread oven. There is a good range of cupboards and cabinets across three walls and ample worktop space incorporating a 1.5-bowl ceramic sink and space for a freestanding cooker. There is also a door providing access to the rear yard. On the first floor there are five double bedrooms, each with an attractive outlook although the principal bedroom in particular enjoys spectacular, far-reaching views of Dartmoor. All bedrooms are neutrally decorated, good condition with uPVC windows. There is also a good size family bathroom with a white 3-piece suite.

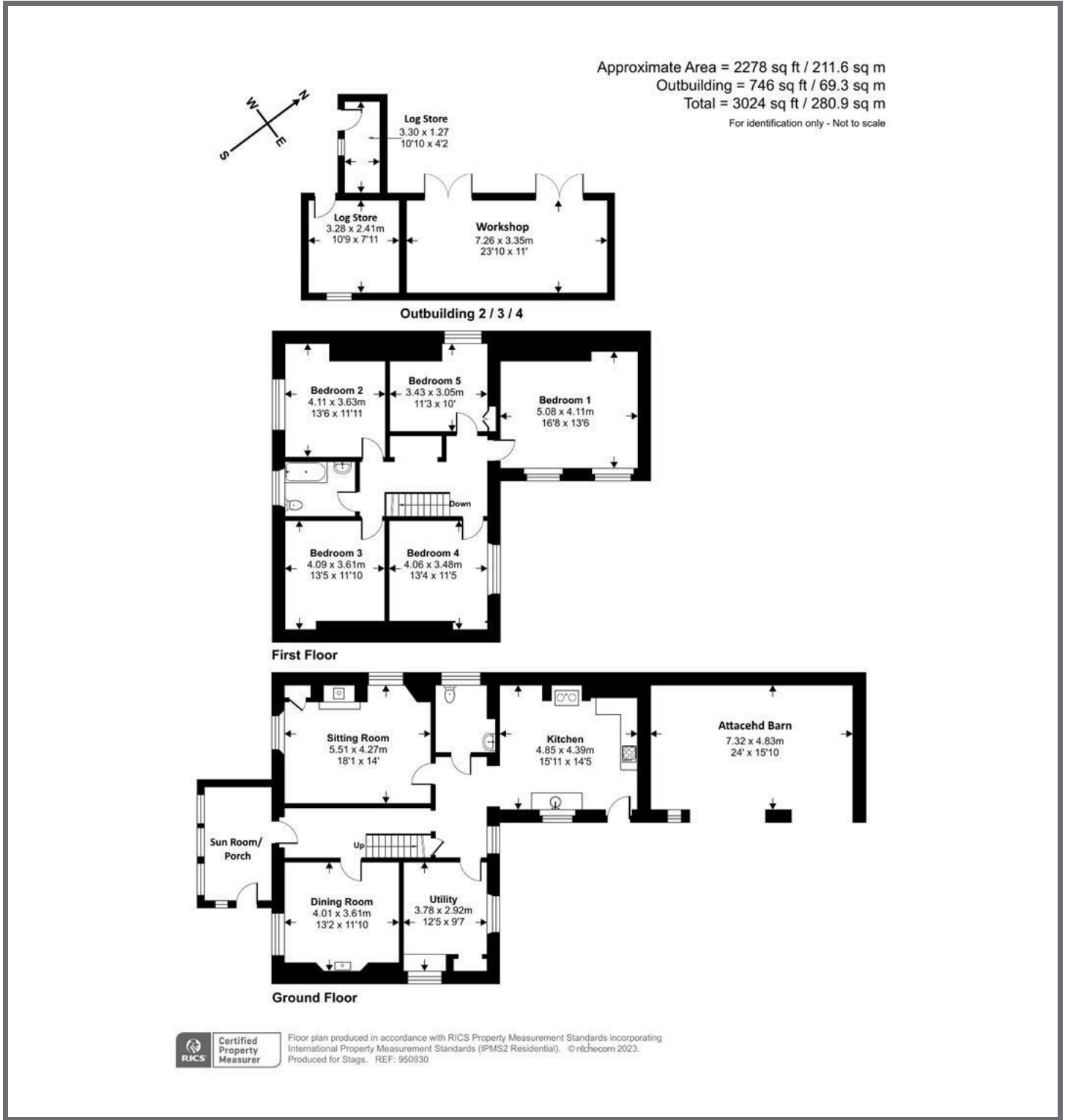
OUTSIDE

To the front of the house is a beautiful, well-maintained garden boasting a variety of colourful planted borders, plus a greenhouse and raised beds for fruit and vegetable growing, plus a separate patio seating area. At the far end is a natural wildlife pond surrounded by mature plants and shrubs, fed by a small culvert which runs through the front garden. The property also comes with its own fenced, 2/3rds of an acre paddock and single timber stable box. To the rear of the property are four stone outbuildings arranged around a small courtyard. There are two smaller outbuildings currently used for log storage, and an attached barn with cobbled flooring and exposed A-frames situated next to the kitchen which may offer the potential to be incorporated into the accommodation, subject to any necessary consents or approvals. The largest of the buildings is currently used as a workshop and, being across two floors, there may be the potential for conversion to ancillary accommodation, again subject to any necessary consents. Please contact the agents for further details. In all the property amounts to 1.08 acres.

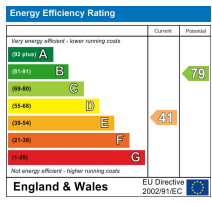
SERVICES

Mains electricity, private water via a borehole and filtration system, private drainage via a Sewage Treatment Plant. Oil-fired central heating (new boiler March 2024). Additional central heating and hot water system via the Nordica solid-fuel range. Broadband availability: ADSL. Mobile phone availability: Voice and data via O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.





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.



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