



Higher Rows Farm



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Horndon, Mary Tavy, Devon, PL19 9NQ

Open Moorland 0.5 miles • Mary Tavy 2 miles • Tavistock 5 miles • A30 Access 10.2 miles • Okehampton 13.5 miles

A substantial and remarkably versatile, equestrian-oriented residence on Dartmoor, offering excellent multi-generational or home-and-income potential, 1.17 acres in all, plus a 2.34-acre paddock by negotiation. No Chain.

- Exceptionally Versatile Moorland Home
- Accommodation of Almost 3,500sq.ft
- Annexe and Income Opportunity
- Gardens, Paddock, Stabling, 1.17 Acres
- Further Paddock of 2.34 Acres Available
- Nearby Outriding to Dartmoor
- Spectacular Views in Every Direction
- Quiet, Unspoilt Hamlet, 5 Miles from Tavistock
- Freehold
- Council Tax Band: F

Guide Price £899,950

## SITUATION

This appealing property is located in a spectacular position at the end of a no-through lane within the small, peaceful and private hamlet of Horndon. Open moorland surrounds the house and is easily accessible from the doorstep, which should appeal particularly strongly to large and active families, those with an outdoors-oriented lifestyle and those with equestrian interests, with unlimited outriding immediately at hand. From the property and especially the gardens and paddock, some breathtaking views of the surrounding scenery can be enjoyed in every direction.

The quiet and unspoilt hamlet of Horndon lies on the very western edge of Dartmoor National Park and is ideally situated for exploring all that the moors have to offer. Mary Tavy village is around 2 miles away, providing day-to-day amenities including a shop, post office, pub and primary school. The thriving and hugely popular market town of Tavistock is 5 miles to the southwest, offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The cathedral city of Exeter lies some 37 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

## DESCRIPTION

This spectacularly located moorland home is for sale for the first time in 35 years with no onward chain, having been purchased by our clients as a derelict stone cottage flanked by undeveloped barns on either side. The property was comprehensively restored and reimagined to incorporate conversions of the two barns, and now offers an exceptionally versatile home suitable for a variety of lifestyles. The property is currently configured as a beautiful 3-bedroom, 3-bathroom character farmhouse with a self-contained 2-bedroom cottage and further 1/2-bedroom "annexe", all with unrestricted residential use and thereby offering maximum flexibility for those seeking a holiday or residential letting opportunity, a home for multi-generational living, or a combination of the two. Equally, the accommodation could easily be reinstated as a single large dwelling, as it has been in the past, with up to 7 bedrooms. Additionally, the property caters for enthusiastic horse riders, with a paddock and stable building, and a further paddock available by separate negotiation.



## ACCOMMODATION

Throughout the property, there are various traditional character features typical of a vernacular dartmoor cottage, most notably including exposed stone walls, beamed ceilings, impressive fireplaces and flagstone slate flooring (in the annexe), alongside more contemporary fixtures and modern comforts. Incredible views are available from most of the rooms - particularly those overlooking the rear gardens (to the south).

THE FARMHOUSE is arranged on the ground floor with an entrance porch, a large, open-plan sitting/dining room centered around a substantial stone fireplace, plus a separate modern kitchen. An impressive mahogany spiral staircase leads to three first-floor bedrooms, with both the master and second bedrooms having en-suite shower rooms, plus a well-appointed standalone 4-piece bathroom.

THE COTTAGE is accessed through a porch into a modern breakfast kitchen, from where there is access to a striking, vaulted sitting room extension with patio doors to the rear, and a contemporary shower room. Stairs lead up to two bedrooms, one of which has a connecting passage to the farmhouse.

THE ANNEXE is entered via a large porch/covered storage area into a farmhouse kitchen/dining room with flagstone slate underfoot. To the side is a separate utility leading to a bathroom and WC. There is a sitting room/garden room located at the rear, leading outside to a further covered sunroom. Two further adaptable rooms could both be utilised as bedrooms or for other purposes.

Each of the three currently has its own enclosed lawn and patio garden at the rear, all enjoying the spectacular surroundings. As with the dwellings themselves, these could easily be amalgamated or reconfigured to include the paddock area beyond.

## LAND AND STABLING

The property is accessed into a large enclosed yard which provides considerable parking space. Here, there is a detached stable block comprising three boxes, a log store and a large workshop, plus a sizeable storage loft running the length of the building, fully accessible using an internal staircase. The stable has lighting and an external water tap connected. Also off the front yard are two useful feed and machinery stores. Beyond the gardens is an enclosed paddock bordered again by traditional stone walling and fencing. The paddock contains a field shelter and has separate gated access out to the lane.

## ADDITIONAL Paddock

Located 250 yards away from the property is a further paddock of 2.34 acres, containing a field shelter and shed. There is access to a leat at the southern end, which flows on into the river Tavy. This paddock is available by separate negotiation.

## SERVICES

Mains electricity and (metered) water are connected - a single supply of both serves all three properties. Private drainage via a septic tank. Oil-fired central heating serves the house and annexe (one boiler). The cottage has separate LPG-fired central heating.

Standard ADSL Broadband is available, mobile voice and data available with EE - this may vary with other suppliers. (Source, Ofcom's online service checker).

Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendors' sole agents, Stags. The What3words reference is ///strutted.rests.aims. For detailed directions please contact the office.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		44	73
EU Directive 2002/91/EC			

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