



Axtown Farm



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Axtown, Yelverton, Devon, PL20 6BU

Moorland 0.5 miles • Yelverton 1.5 miles • Tavistock 7 miles •  
Plymouth 9.5 miles (Derriford 6.5 miles) • Exeter (A38) 50 miles

Available chain-free, a peacefully located 16th-century former farmhouse with pretty cottage gardens, a small paddock and extensive garaging, plus additional fields, stables and buildings available in up to two further lots.

- Semi-detached 16th-century Farmhouse
- Pretty Cottage-style Gardens
- Extensive Garaging and Stores
- Paddock of 0.8 Acres
- At the End of a No-through Lane
- Desirable Location Close to Moorland
- Up to Two Further Lots Available
- Additional 7.3 Acres, Stabling and Barn
- Freehold
- Council Tax Band: E

## Guide Price £545,000

### SITUATION

This appealing property is tucked away into an incredibly attractive and private position at the head of a no-through lane, in the sought-after settlement of Axtown just outside of the desirable village of Yelverton. Only half a mile from Dartmoor National Park at Roborough Common, there are unlimited opportunities for walking and exploring directly from the doorstep. The city of Plymouth is 9.5 miles away (Derriford Hospital 6.5 miles), whilst Yelverton is 1.5 miles away and Tavistock is 7 miles.

Yelverton is an extremely sought-after village on the fringe of Dartmoor, providing an excellent range of amenities and facilities including a Co-op mini-supermarket, local butchers, delicatessen, cafe and pharmacy, plus a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs.

### DESCRIPTION

Available to the market, chain-free, for the first time in approximately 20 years, this charming character farmhouse has 16th-century origins but is not Listed, and has retained a huge amount of character including stone mullion windows, beamed ceilings and impressive fireplaces. Surrounding the house are pretty cottage-style gardens and there is ample parking in addition to two large garages.

The house is available with the option of two additional lots which collectively carry significant equestrian appeal, encompassing two further fields (approx. 7.3 acres in all), a very well-arranged stone stable building and a further 42'x20' blockwork barn, all within half a mile of open moorland. Please see our accompanying Lotting Plan for details, or enquire directly with the office.



### LOT 1 - HOUSE AND GARDENS - GUIDE £545,000

The house is accessed through a storm porch into a hallway, with a cloaks and boots room at the far end. On the ground floor are: a large, open-plan dining hall centered around an impressive stone and timber inglenook fireplace housing a log burning stove; a well-equipped kitchen; a dual-aspect sitting room featuring a stone fireplace with inset Villager log burning stove; a separate utility; a cloakroom, and, at first-floor level; three bedrooms and a well-appointed family bathroom. Additionally, accessed via a pull-down ladder, the loft has been carpeted and is naturally lit through three Velux windows, offering opportunities for formal conversion into living space, subject to any necessary consents or approvals.

The house is complemented by beautiful, cottage-style gardens on three sides. The rear garden is arranged into two distinct areas interspersed with several fruit trees, and contains a detached block and brickwork outbuilding which could be adapted for use as a studio, garden office, workshop or machinery shed (STP), or even a single loose box to serve the adjacent paddock. Opposite the house are two sizable garage/workshop units and a separate store room with power and lighting connected. Additional parking is available on a gated tarmac drive. In all, Lot 1 amounts to 1.551 acres.

### LOT 2 - PADDOCKS AND STABLING - GUIDE £150,000

Lot 2 is comprised of the westerly field (3.91 acres) plus the stone stable building, 4.177 acres in all.

The field itself has recently been re-fenced and is divided into two paddocks with individual access gates, served by mains-fed troughs. The stable building is of very good quality and is well-packaged, to encompass four loose boxes, hay stores/pony stabling and a tack room, with a hay loft over and separate attached store, all served by mains power and water, external floodlighting and rainwater harvesting.

### LOT 3 - FIELD AND LARGE BARN - GUIDE £100,000

Lot 3 is comprised of the southern field (3.389 acres) and a large blockwork barn, 3.66 acres in all.

The field itself, a single enclosure, has also recently been completely re-fenced and has access to both the east and west. Alongside the lane to the property is a further, substantial blockwork barn partly divided into four loose boxes and a garage/tack/store. This building could serve many other uses (again STP) including a workshop/machinery or vehicle store and has mains water.

### SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via septic tank (shared). Standard ADSL broadband is available. Limited mobile voice/data services are available with EE (Source: Ofcom's online service checker). Please note that the agents have neither inspected or tested these services.

### AGENT'S NOTES

1. We understand that a public footpath runs through Lots 1 and 2.
2. Neighbouring properties benefit from rights of access over both the west and east tracks.
3. The house is subject to a flying freehold covering the entrance hall and cloaks/boot room.
4. Viewings are strictly by prior appointment. The What3words reference is [///entire.chatters.aura](https://www.what3words.com/entire.chatters.aura). For detailed directions, please contact the office.

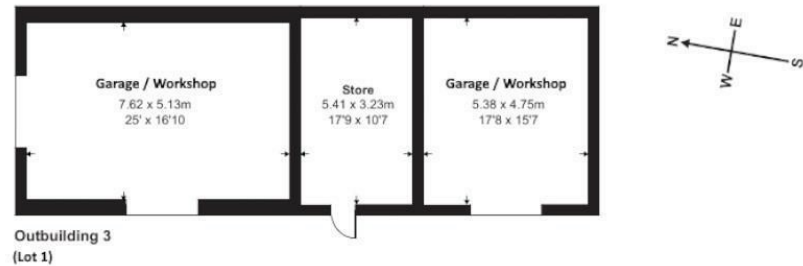
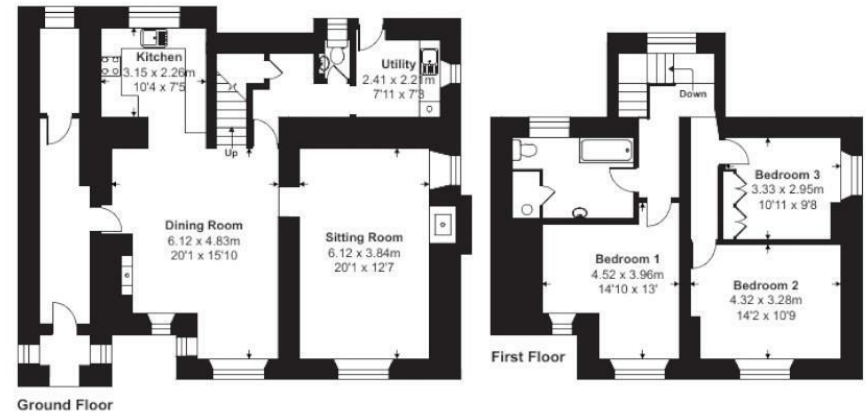


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



# Lot 1

Approximate Area = 1759 sq ft / 163.4 sq m  
Outbuilding = 882 sq ft / 82 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1134399



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