



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 as a whole or in three lots, a peacefully located, 9.38-acre equestrian holding on the edge of Dartmoor, comprising a 16th-century former farmhouse, stables, outbuildings and pasture fields.

- Wonderfully Situated Equestrian Property
- Superb Stone Stables and Tack/Hay Stores
- Moorland Outriding From the Doorstep
- At the Head of a No-through Lane
- Freehold
- Semi-detached Farmhouse and Gardens
- Good Quality Pasture Fields
- Outbuildings Including Garaging and Barn
- No Onward Chain
- Council Tax Band: E

Guide Price £895,000

SITUATION

This appealing equestrian 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 outriding, 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 well-rounded and versatile equestrian holding is for sale either as a whole or alternatively in three lots. The farmhouse itself 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 containing several young fruit trees and a useful outbuilding, and there is ample parking in addition to two large garages.



Of particular note, the property carries significant equestrian appeal, with the house accompanied by three fields - amounting to just over 8 acres of pasture - served by a very well-arranged stone stable building and a further 42'x20' blockwork barn offering various alternative uses (STP), all within half a mile of open moorland. In all, the site amounts to 9.38 acres.

HOUSE AND GARDENS

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, comprised of well-kept lawns with colourful planted borders. 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.

LAND AND BUILDINGS

Accompanying the house are three fields amounting to approx. 8.11 acres, all accessed separately beyond the tarmac drive to the house (see our Location Plan). The two larger fields have both recently been re-fenced and the western field is divided into two paddocks with individual access gates, served by mains-fed troughs. Opposite the smallest paddock (adjacent to the house) is a very good quality, well-packaged stone stable building arranged with 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. Alongside the lane to the property is a further, substantial blockwork barn partly divided into four further loose boxes and a garage/tack/store. This building could serve many other uses (again STP) including a workshop/machinery or vehicle store and is served by 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. As indicated, the property could be sold in lots. Please contact Stags for further details/pricing.
2. We understand that a public footpath exists along the western track in front of the cottage.
3. Neighbouring properties benefit from rights of access over both the western and eastern tracks.
4. The house is subject to a flying freehold covering the entrance hall and cloaks/boot room.
5. Viewings are strictly by prior appointment. The What3words reference is ///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.



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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