



Whistleigh Farm







Whistleigh Farm

Whistleigh Down, Yelverton, Devon, PL20 6EN

Open Moorland (Roborough Common) 300 yards • Yelverton Parade 1 mile • Tavistock Town Centre 6.5 miles • Plymouth City Centre 10 miles (Derriford Hospital 6.5 miles) • Exeter (A38) 51 miles

On the edge of open moorland at the head of a long, private lane, a substantial character farmhouse accompanied by two established holiday cottages, an indoor swimming pool, large gardens and outbuildings, 0.75 acres in all.

- Wonderfully Situated Home/Income Opportunity
- Four En-suite Double Bedroom Farmhouse
- Well-proportioned, Character Accommodation
- Two Very Attractive Holiday Cottages
- Large Gardens, Terrace and Quality Pool House
- Outbuildings and Extensive Parking
- Long, Private Lane 300 Yards from Dartmoor
- Close to Tavistock, Plymouth and Derriford
- Freehold
- Council Tax Band: F



Guide Price £1,095,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This hugely appealing home-and-income lifestyle property is tucked away at the end of a long, private lane, enjoying superb peace, shelter and picturesque southerly countryside views. Located only 300 yards from open moorland, at Roborough Common, and with the full expanse of Dartmoor National Park beyond, there are unlimited opportunities for walking, cycling, riding and exploring directly from the doorstep. The property is within extremely easy reach of Plymouth city (10 miles) and commutable distance of both Derriford Hospital (6.5 miles) and the city's schooling options, whilst also being within proximity of Yelverton (1 mile) and Tavistock (6.5 miles).

Yelverton itself 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, giving the village a quality of life which would be hard to rival.

Tavistock, a thriving market town in West Devon, offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly.

DESCRIPTION

This is a superb opportunity to acquire an extremely comfortable period home of impressive proportions, coupled with two established holiday cottages - a 1-bed and a 2-bed - plus an indoor pool suite and outbuildings, all sitting in beautiful large gardens, with open countryside to the front and rear. The versatile, south-facing farmhouse features four double bedrooms, all en-suite, and two characterful receptions in addition to a large kitchen/diner. Externally, the house benefits from extensive parking and is served by some very well-kept, sizeable front and rear gardens and useful, varied outbuildings, plus a BBQ terrace and an adjacent indoor pool suite.

Of particular note are the two established holiday cottages, Intake Barn and Cider Barn, which are ideally positioned for those visiting or exploring the beautiful West Devon countryside, the rugged landscape of Dartmoor National Park, the city of Plymouth or southwest's north or south coasts.

HOUSE AND GARDENS

The handsome farmhouse is bright, well-proportioned and full of traditional character, most notably extensive stonework, timber joinery and exposed beams, moulded coving, slate floors and fireplaces. Access is gained through a porch into a central hallway, with the ground floor accommodation then briefly comprising: a front-facing snug sitting room with a stone fireplace; a large, adaptable farmhouse lounge; a sizeable kitchen with a conservatory-style dining room extension; rear boot room; cloaks/utility room and WC, and; a well-appointed en-suite double bedroom, which offers options as a further reception/TV room, guest suite or accessible bedroom for a dependent relative.

At first floor level, off the galleried landing, are three further generously sized double bedrooms all with tasteful en-suites - potentially suitable for Bed and Breakfast - and a useful study area over the front porch.





Externally, the house has beautiful, large lawned gardens to the front and rear, with the plot in total amounting to 0.75 acres (see our Location Plan). The front garden is south-facing and interspersed with fruit trees, whilst the rear garden is elevated, thereby enjoying excellent sunlight, and features some naturally re-wilded grasses and flowerbeds. To the front of the house is a large gravel driveway providing extensive parking for owners and guests alike.

Adjacent to the kitchen/diner is an enclosed, paved terrace for al fresco dining and BBQ'ing, with access to the pool house. The pool house is of substantial, cavity construction with a heated and covered indoor pool, gym area and shower/changing room, all installed to a high standard and maintained in superb condition. The owners currently use the pool for themselves, rather than with the cottages.

Finally, attached to the house is a garage/workshop with a dedicated home office pod installed at the rear. Attached to Intake Barn is a further garage/storage building.

INTAKE AND CIDER BARN

The two barns have been successfully let for the past few years and both have strong, 5-star reviews on Google and AirBnB, as well as a website for direct bookings. In common with the farmhouse, they have a handsome appearance and characterful interiors, particularly featuring bespoke joinery and arched A-frames in Intake Barn. Opportunities to develop the letting further no doubt exist, either through expanding the advertising and coverage or by providing guests with access to the pool house. Details of historic bookings and income can be provided to interested parties following a viewing.

Intake Barn has two bedrooms (a double and a bunk room, sleeping four), a bathroom, an open-plan living area/well-equipped kitchen, and a useful utility area. At the rear is a good-sized, enclosed garden encompassing a well-kept lawn and paved patio seating area beneath a pergola, ideal for couples or young families.

Cider Barn has compact accommodation to include an en-suite double bedroom on the ground floor and a cosy country-style kitchen/sitting area at first-floor level. A paved patio provides outdoor space.

SERVICES

Mains water (sub-metered supply to the neighbour), drainage and electricity. Backup borehole (not currently in use but could be with some attention to pump/filtration). Oil-fired central heating (one tank and system supplying the house, a second to the pool and cottages). Superfast broadband is available. Limited mobile voice/data services are available through EE, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The house has a right of access from the public road over a long, private drive to the property's entrance.
2. The combined rateable value for the cottages is £3,400 (online enquiry on the VOA website July 2024). No rates are payable.

VIEWING AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is [///invest.organist.seat](https://www.what3words.com/). For detailed directions please contact the office.



Farm House = 2298 sq ft / 213.4 sq m
 Intake Barn = 621 sq ft / 57.6 sq m
 Cider Barn = 291 sq ft / 27 sq m
 Pool House = 823 sq ft / 76.4 sq m
 Workshop / Store = 238 sq ft / 22.1 sq m
 Store = 292 sq ft / 27.1 sq m
 Total = 4563 sq ft / 423.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1144914



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 | |





STAGS