



East Crowndale Farm







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Brook Lane, Tavistock, Devon, PL19 9DP

Tavistock Town Centre 1.3 miles • West Down 1.4 miles • Dartmoor National Park (Whitchurch Down) 1.7 miles • Plymouth City Centre 14.5 miles • Exeter 41 miles

Privately situated, versatile equestrian smallholding of 11.89 acres, comprising a sizeable farmhouse in pretty gardens, outbuildings, stabling, sand school, tennis court and pasture fields, all conveniently located on the edge of Tavistock.

- Well-rounded Equestrian Smallholding
- Beautiful South and West-facing Gardens
- Good-quality Stabling and Sand School
- Frontage to the River Tavy
- Freehold
- Versatile Farmhouse over 3,100sq.ft
- Pasture Fields of 9.19 Acres, 11.89 Total
- Varied Outbuildings and Tennis Court
- Exceptionally Convenient Location
- Council Tax Band: G

Guide Price £1,300,000

## Stags Tavistock

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## SITUATION

This appealing property benefits from a location which is exceptionally rare in type, combining superb peace and privacy with incredible convenience. The house is situated at the head of a long driveway, in a countryside setting on the very edge of Tavistock, surrounded by its own land. However, it is also within only 750 yards (on foot) of shops and supermarkets, and less than a kilometre from a fuel station. Additionally, for those looking to enjoy the outdoors, West Down Common and Longham Wood (known as Doublewaters, where the rivers Tavy and Walkham meet) are around 1.5 miles away to the south and provide excellent opportunities for walking, exploring and direct out-riding.

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, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This is an exceptionally rare opportunity to acquire a well-rounded and versatile equestrian holding on the very edge of Tavistock. Available for the first time in 16 years, the property is comprised of a well-proportioned and adaptable four/five-bedroom farmhouse with beautiful large gardens, together with a range of outbuildings and facilities including high-quality stabling, sand school, tennis court and pasture fields which extend down to, and front the river Tavy. The property is surrounded by its own gardens and grounds extending to 11.89 acres in all, providing a lush and verdant outlook on all sides and making the property a magnet for local wildlife, including red deer and numerous species of birds. Of particular note is the strong equestrian interest provided through the property's paddocks, stabling and sand school, and the out-riding which is available both at West Down - and therefore directly from the doorstep - and within 2 miles at Whitchurch Down, leading on to the full expanse of Dartmoor National Park beyond.

## HOUSE AND GARDENS

The house is full of character (although not listed) and is naturally well-lit, whilst many of the rear (west)-facing rooms, including the sitting room, dining room, kitchen, conservatory and several of the bedrooms, enjoy a wonderful view of the gardens and surrounding land. The farmhouse itself is believed to date to the 1880's and was originally two miners' cottages which have subsequently been amalgamated and extended to form the well-proportioned home that exists today.

A pitched storm porch provides access, with the ground floor accommodation briefly comprising: a slate-tiled reception hallway/snug with a sizable log-burning stove set into a stone fireplace; a dual-aspect sitting room centered around an attractive cast iron fireplace housing a log-burning stove; a dual-aspect dining room with a third log-burning stove within a stone fireplace; a farmhouse kitchen, opening into a hardwood conservatory which in turn leads out to the garden; a dedicated home office; a utility, and; a rear porch and cloakroom. The kitchen is comprised of an excellent range of solid timber cupboards and cabinets with granite worktops over, with integrated appliances to include a fridge/freezer, dishwasher, and double Belfast sink. There is also a programmable electric Aga with two hotplates and four ovens.





On the first floor are three extremely good-sized double bedrooms, all with generous bath or shower room en-suite facilities, including the master suite which is complete with a dressing room that could also serve as a fifth bedroom. The family bathroom is fitted with both a rolltop bath and a large walk-in shower enclosure. Stairs rise again to a converted second-floor loft room currently serving as a further double bedroom and home office space with striking exposed trusses.

The house's wonderful gardens extend to well over half an acre, and wrap around the property on three sides but are primarily south and west-facing, enjoying a superb outlook across the neighbouring fields. The gardens comprise a mix of natural lawns with colourful beds and borders, interspersed with, and framed by, a wealth of mature specimen trees and shrubs, and several fruit trees including two established apples and two pears. Finally, adjacent to the principal garden is an all-weather, hard-surface tennis court enclosed by high mesh fencing.

#### LAND AND OUTBUILDINGS

The house is approached over a long, private driveway which splits off to provide separate access into the yard, arranged around which are a selection of outbuildings including a substantial stable barn providing extremely well-packaged, high-quality equestrian accommodation, covered hay/fodder stores, garaging, a workshop and machinery sheds.

The steel-framed stable barn is divided internally into three rubber-matter loose boxes and a tack room, with each box having access to a sizeable covered and enclosed veranda which can be gated off to provide individual undercover turnout pens. The building has power, lighting and external water connections. Across the drive from the yard is a 40x20ft sand school with land drains, enclosed by post and rail fencing. Outriding can be found at West Down, 1.5 miles to the south along a country lane.

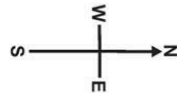
The land itself is arranged into several easy-working paddocks including four around the stables and sand school ranging from 0.8 to 1.25 acres each, with two further large fields of 2.63 and 2.71 acres running away to the west and meeting the river Tavy. In total, the site amounts to 11.89 acres.

#### SERVICES

Mains water, drainage and electricity. PV panels benefitting from a feed-in tariff. Oil-fired central heating. Ultrafast broadband is available. Limited mobile voice/data services are available with all four major providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

1. Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is [///value.dress.bounding](#). For detailed directions, please contact the office.
2. The property is located in an area well-known for its historic metalliferous mining activity. Two mine shafts are known to exist within the boundaries (one in the garden, one beneath the tennis court), and these were capped in 1995. Our clients have a mining survey from the time of the capping.
3. Planning consent was granted in 2017 under application reference 0955/17/FUL for the erection of 23 houses in the adjacent field to the north of the property (a roadway is visible on our Location Plan). Please contact Stags for further information.
4. Fishing rights are not included with the property but keen fishermen can apply for membership of the appropriate syndicate to fish from their own land.



Position relative to House

Denotes restricted head height

Approximate Area = 3129 sq ft / 290.6 sq m  
 Limited Use Area(s) = 129 sq ft / 11.9 sq m  
 Garage = 341 sq ft / 31.6 sq m  
 Outbuildings = 1463 sq ft / 135.9 sq m  
 Total = 5062 sq ft / 470 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). © nchecon 2024. Produced for Stags. REF: 1152012



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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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