



Longash



# Longash

Merrivale, Princetown, Devon, PL20 6ST

Tavistock 4 miles • Plymouth 16.5 miles • Exeter 29 miles

A spectacularly located Dartmoor farmstead of 14.5 acres, presenting a remarkable opportunity to create an idyllic moorland home.

- 14.5-acre Dartmoor Farmstead
- Range of Traditional Outbuildings
- Mixed Grazing Land & River-frontage
- Breathtaking Views in All Directions
- Council Tax Band: C
- 3-bedroom House for Refurbishment
- Scope to Extend and/or Remodel (STP)
- At the Head of a Long Driveway
- No Onward Chain
- Freehold

Guide Price £725,000

## SITUATION

This impressive farmhouse is located in Merrivale, a hamlet on the western side of Dartmoor National Park adjacent to the River Walkham and just 4 miles from the thriving market town of Tavistock. The adjacent landscape is dotted with Dartmoor's signature granite tors, the most obvious being Vixen Tor making for some breath-taking, rugged scenery in all directions. Naturally, opportunities for extensive walking, cycling, exploring and other outdoor pursuits are all on the doorstep. The property is also only a 10-minute stroll to the fantastic Dartmoor Inn pub. Tavistock is a thriving market town rich in history dating back to the 10th Century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth is 19 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

For sale for the first time in 60 years, this enchanting 3-bedroom farmhouse is available in the heart of Merrivale, set amidst 14.5 acres of stunning open moorland. This property captures the very essence of the idyllic Dartmoor lifestyle, offering a unique opportunity to own a slice of countryside paradise. The farmhouse features three spacious double bedrooms, each boasting spectacular views of the surrounding landscape. The cosy living/dining room is perfect for family gatherings, while the large kitchen is complete with an adjoining utility room. One of the highlights of the home is the expansive, south-facing conservatory, a serene retreat to enjoy Dartmoor's natural beauty. Additional features include a large carport/garage, and two sizable barns ideal for storage or potentially a conversion into holiday or ancillary use subject to any necessary planning consents. To the side of one of the barns is a charming old walled ruin, adding historical character to the property. While the home exudes charm and character, it does require thorough refurbishment, offering a wonderful opportunity for the new owner to modernise and tailor the property to their tastes. The extensive grounds offer endless possibilities for hobby farming, gardening and horticulture, or simply enjoying the vast, tranquil surroundings.



## THE HOUSE

Upon entering the home, you are welcomed into a spacious porch area, perfect for storing shoes, coats, and wellies. From the porch, step into the inviting living/dining room, featuring a large wood stove, characterful wooden beams, and a staircase positioned to the right. This room exudes warmth and charm, ideal for cosy family evenings. Beyond the staircase lies the expansive kitchen, offering ample space for cooking and entertaining. The kitchen connects to the other end of the porch and the separate utility room, which houses a wood pellet boiler. The south-facing conservatory is a highlight, providing stunning views and dual access to the outside, with a convenient toilet located on the east side. Upstairs, the property boasts three double bedrooms, two store rooms, and a family bathroom. The landing at the top of the stairs provides access to a substantial loft space, presenting potential for conversion, subject to the necessary planning consents.

## LAND AND BUILDINGS

Outside, the property extends across 14.5 acres of picturesque mixed grazing land with river frontage on the southern side. In terms of outbuildings the property features a carport, and two sizable barns with potential for conversion (subject to any necessary consents or approvals). A historic walled ruin adds character and charm.

## SERVICES

Mains electricity is connected, private water via a borehole, central heating via a wood pellet boiler, and private drainage via a septic tank (conditions and compliance with General Binding Rules unknown, buyers to make own investigation). PV panels. Standard broadband is available. Limited mobile voice/data services are available through EE, Three and O2. Please note that the agents have neither inspected nor tested these services.

## AGENT'S NOTES

In order to access the property there is a right of way over the track leading to it, which is owned by another party. A public footpath runs along the tack and through the yard of the property, before exiting the site to the south.

## WARNING

Farms and Land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock. Please leave gates as they are found, do not bring dogs onto the land while viewing and avoid entering fields containing cows and calves.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is [///touchy.price.laugh](https://www.what3words.com/?q=///touchy.price.laugh). 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	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

