



Whiterocks Farm





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St. Anns Chapel, Cornwall, PL18 9PH

Fuel/Train Station/Mini-market 1.3 miles • Callington 3.4 miles •  
Tavistock 6 miles • Dartmoor 7 miles • Plymouth 18 miles

Occupying an elevated yet discreet position and enjoying phenomenal views, a 4-acre equestrian property with stabling and a substantial barn offering development potential (STP).

- 4-acre Equestrian Home
- Character 3-bedroom House
- Paddocks (3 Acres), Stabling
- Substantial Workshop Barn
- Development Potential (STP)
- Private, Elevated Position
- Spectacular Panoramic Views
- Ample Gardens and Parking
- Freehold
- Council Tax Band: F

## Guide Price £699,950

### SITUATION

This appealing property is located in a very peaceful and discreet, elevated setting on the edge of St Anns Chapel, enjoying some absolutely breath-taking, far-reaching views extending as far as the Tamar Estuary and Plymouth to the south, Dartmoor to the East and Kit Hill to the West.

St. Anns Chapel is a small village in East Cornwall, situated just outside the Tamar Valley National Landscape (formerly AONB) and forming part of a UNESCO World Heritage Site. Local facilities and amenities include a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular, 25-minute service into Plymouth. Tavistock, 6.5 miles away, is a thriving, historic market town on the edge of Dartmoor National Park, offering a superb range of shopping, recreational and educational facilities. The city of Plymouth, with its coastal access, is 18 miles to the south.

### DESCRIPTION

Available for the first time in 30 years, this well-positioned and versatile property offers considerable appeal and potential for a number of lifestyles, including as an edge-of-village smallholding or manageable equestrian setup.





The characterful 3-bedroom house is accompanied by gardens, stabling, 3 acres of paddocks and a substantial attached barn which offers significant potential and any number of options for those wishing to add value to the property, those seeking a workshop or storage capacity, and those looking to remodel or extend the existing accommodation.

**ACCOMMODATION**

Approached over a long, sweeping, gated drive, the house is briefly comprised as follows: a large porch/boot room, currently doubling as an office; a kitchen/dining room with a walk-in pantry, plus a good range of cupboards and cabinets with green granite worktops, a 5-ring LPG-fired hob, Candy fitted microwave, NEFF integral oven, and multi-fuel Rayburn supplying the heating and hot water; a well-proportioned sitting room, centered around a fireplace which could accommodate a gas fire or a log burning stove; three first-floor bedrooms, of which two are good size doubles and the front-facing room, in particular, enjoys the spectacular views, and; the tastefully fitted family bathroom. There is internal access from the kitchen to the workshop barn.

**LAND AND OUTBUILDINGS**

Attached to the house, the workshop barn has power, lighting and water, and currently houses the utility appliances and a WC. Access is via a remote-controlled roller-shutter door and separate pedestrian entrance. The barn offers tremendous scope for development, either through conversion into one or more units of ancillary accommodation, incorporation into the existing accommodation, or any number of other domestic or commercial uses, subject to any necessary consents. An internal door joins the workshop to the stabling, comprising two loose boxes plus a tack and hay store, with an external door to the paddocks which amount to approx. 3 acres in all (see our Location Plan).

**SERVICES**

Mains water and electricity. Solid fuel range supplying the heating. LPG cooking. Drainage via septic tank (new approx. 3 years ago). Standard broadband is available. Limited mobile voice/data services are available through 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. The property is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist within the property's boundaries.
- 2. Our clients intend to apply for outline consent to convert the barn into ancillary accommodation.
- 3. The neighbour to the east is in the final stages of constructing a bungalow in the southwest corner of its grounds, under Cornwall Council's application reference PA21/07621.

**VIEWINGS AND DIRECTIONS**

Viewings are strictly by prior appointment with Stags. The What3words reference is [///soap.debt.rose](#). 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.



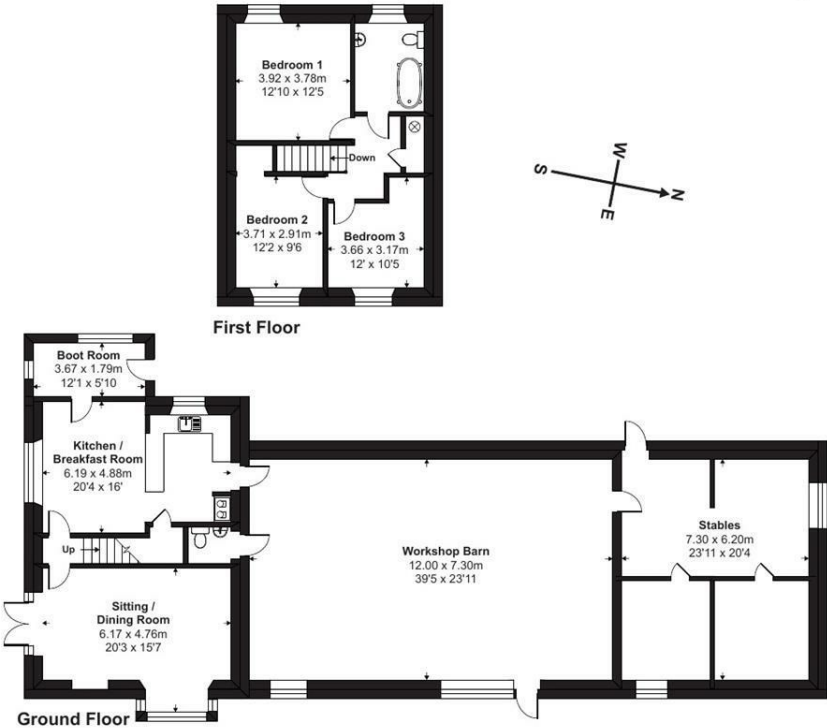
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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Approximate Area = 1272 sq ft / 118.2 sq m  
Workshop Barn = 972 sq ft / 90.3 sq m  
Stables = 488 sq ft / 45.3 sq m  
Total = 2732 sq ft / 253.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1233547