



Horseyeatt







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Walkhampton, Devon, PL20 6JY

Open Moorland 0.5 miles (150 yards by horse) • Yelverton Parade 2.5 miles • Burrator Reservoir 3 miles • Tavistock (via A386) 7 miles • Plymouth City Centre 12 miles (Derriford Hospital 8.5 miles)

Available chain-free, an historic, 16th Century, Grade II Listed farmhouse and extensive outbuildings, including stabling, in a quiet and private, edge-of-moorland setting with direct outriding, 2.55 acres in all.

- Chain-Free, Grade II Listed Farmhouse
- Private and Picturesque Setting
- Extensive, Versatile Outbuildings
- Direct Moorland Outriding
- Freehold
- 5 Double Bedrooms, 3 Receptions
- Gardens and Grounds of 2.55 Acres
- Stabling and Two Acres of Paddocks
- Far-reaching Countryside Views
- Council Tax Band: F

Guide Price £895,000

Stags Tavistock

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SITUATION

This impressive countryside home is situated in a hugely private and picturesque setting outside the quiet village of Walkhampton, on the edge of open moorland, set amongst 2.54 acres of beautiful gardens and grounds. There is extensive moorland outriding available directly from the property and Burrator Reservoir, a well-known local beauty spot and nature reserve, is only three miles away, making this an ideal home for those with equestrian interests and those who enjoy walking, exploring or are otherwise seeking an outdoors-oriented lifestyle. Some superb, far-reaching views are on offer, particularly to the south and west.

Walkhampton is served by its own public house and primary school, and is within easy reach of Plymouth, with both Derriford Hospital and the city's schooling options within commutable distance.

The nearby village of Yelverton provides an excellent range of day-to-day amenities with its parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has 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. Tavistock, 7.5 miles away, is a thriving market town forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly.

DESCRIPTION

This historic, Grade II Listed former farmhouse has origins dating to the late 16th Century and has been a cherished home to our clients for almost 30 years. The property was completely restored in 1972, having then been sold out of the Maristow Estate, and our clients have carried out further upgrades and improvements throughout their ownership. The house carries extensive character commensurate with its age and provides incredible warmth and comfort which is perfect for those wishing to take advantage of its rugged moorland setting.

Externally, the property is served by a number of substantial and versatile outbuildings including a two-storey stone barn providing stabling and this, in combination with the two acres of paddocks and direct moorland outriding, should provide strong appeal to those with equestrian interests or wishing to keep other domestic livestock. This wonderful home benefits from considerable peace, privacy and shelter and is offered to the market with the additional benefit of no onward chain.

ACCOMMODATION

Throughout the house are an array of character details and original features including extensive timber and stonework, flagstone slate floors, exposed timber floorboards, substantial fireplaces, and ledged and braced doors.





In summary, the accommodation is comprised as follows: a welcoming entrance hallway with a cloakroom to one side; a sizable, dual-aspect sitting room centered around a substantial stone fireplace and with French windows to the side garden; a well-proportioned dining room featuring a Rayburn Range set into a large stone Inglenook fireplace; a snug sitting room featuring a log burning stove set into an original granite fireplace; the kitchen, which is equipped with a good range of cupboards and cabinets incorporating an integrated Zanussi oven and Whirlpool electric hob; a separate utility room; an original larder featuring slate shelving; a rear porch/boots area; five first-floor double bedrooms; a well-appointed standalone bathroom, and; a separate shower room.

The principal bedroom, at the southwest end of the house, has a dual aspect and, in common with the sitting room below, enjoys a far-reaching, panoramic view across surrounding countryside as far as Bodmin Moor. In combination with its neighbouring shower room and adjacent fifth bedroom, which is currently used as a study, it could be adapted into a fantastic master suite to include an en-suite and dressing room.

OUTSIDE

The house is approached over a long, private drive which serves only itself and one neighbour. There is extensive parking available in a large gravelled yard with the driveway continuing around the house in a carriage fashion, to provide a secondary exit. Opposite the house is a substantial two-storey stone barn built by Sir Massey Lopes in 1878, which now provides stabling on the ground floor as well as storage and workshop space, whilst at first-floor level there is a high-vaulted space suitable for entertaining and events, as well as a hay loft to one side. Adjacent to the barn is a good-sized timber and stone garage, and to the rear of the house is a two-storey former cart house and granary now serving as a double carport with a further room over. Bridging this building to the house are a series of former piggeries now serving as a boiler room and several general stores. Surrounding the house are several colourful garden areas providing different vantage points from which to enjoy the beautiful surroundings, local wildlife and distant views. To the northeast of the house are two moorland paddocks amounting to approximately 2 acres, at the far end of which is a five-bar gate leading out into a green lane which in turn provides direct access to open moorland.

SERVICES

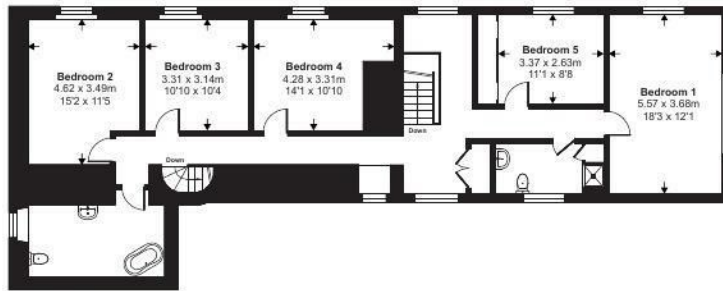
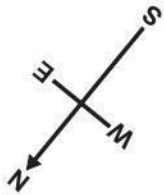
Mains electricity. Private water via a borehole and separate spring-fed supply. Private drainage via a new sewage treatment plant (installed 2024). Oil-fired boiler supplying central heating. Hot water supplied by a Rayburn Range. Standard broadband is available. Limited mobile voice/data services are available via EE, Vodafone and O2 (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

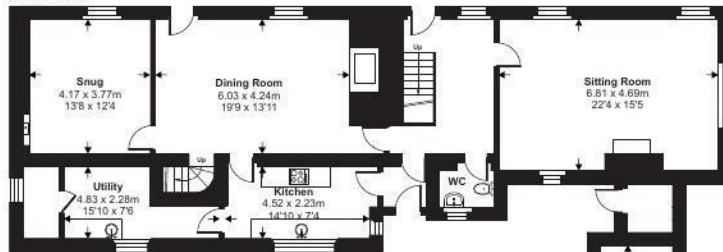
1. The property benefits from a right of way along the private lane leading from the public highway.
2. The house is subject to covenants as set out in the 1972 conveyance from the Maristow Estate. Please contact Stags for further details.
3. The house, two-storey barn and cart shed are all individually Grade II Listed.

Approximate Area = 2704 sq ft / 251.2 sq m
 Outbuildings = 2523 sq ft / 234.3 sq m
 Total = 5227 sq ft / 485.5 sq m

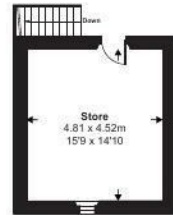
For identification only - Not to scale



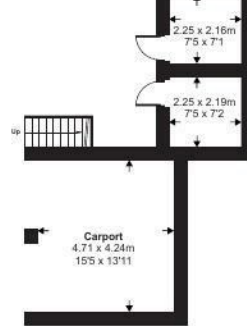
First Floor



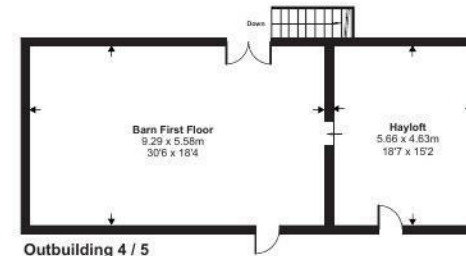
Ground Floor



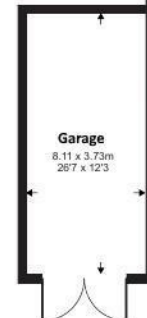
Outbuilding First Floor



Carport



Outbuilding 4 / 5



Outbuilding 1 / 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1267524



STAGS

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.



