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LICENSED PROPERTY

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DARTFORDLEIGH, POSTBRIDGE, DARTMOOR

01392 201262
www.stonesmith.co.uk

Dartfordleigh, Postbridge, Yelverton, Dartmoor, Devon, PL20 6TJ

Equestrian Property Combining Versatile Owner's Accommodation With A Lucrative Regular Letting Income, Set In Around 14 Acres

Spacious 6 Bedroom Owner's Main Residence, Detached 2 Bedroom Cottage, Four Letting Apartments & Two Letting Bungalows

Paddock Fields, Two Stable Blocks, Private Gardens, Patio Terraces, Ample Car Parking, Double Garage & Workshop

In The Heart Of Dartmoor National Park, Suitable For Multi-Generational Living & Potential To Develop Alternative Income Streams

Guide Price: £995,000 – Reference: 6013

THE PROPERTY

Dartfordleigh is an attractive country house and equestrian property with a lucrative monthly income, set in around 14 acres, with four letting apartments, two letting bungalows and a detached 2 bedroom letting cottage. The main house was built in 1890 and the substantial extensions and additional buildings were constructed in the early/mid 1990's. The property enjoys a private position and has been the subject of an extensive programme of refurbishment by our client over the last 18 years of ownership, and consequently it is now presented to a high standard throughout. The main house has, until recently, been used for bed & breakfast and offers: - 6 Double Bedrooms (5 Ensuite), Lounge, Library, Dining Room, Kitchen/Dining Room with AGA range, Boot Room and Cloakroom. A detached self-contained 2 Double Bedroom Letting Cottage offers a Lounge/Dining Room, fully fitted Kitchen/Breakfast Room and Family Bathroom. Adjoining the main house are four self-contained 2 Double Bedroom Letting Apartments and a single storey building to the rear contains 2 self-contained letting units, one with 2 double bedrooms and one with 1 double bedroom. The property stands in around 14 acres of grounds comprising various Paddocks with 2 Stable Blocks. There are Gardens and Terrace Areas, ample Car Parking, and a Double Garage with Workshop. As with the majority of business premises within Dartmoor National Park, Dartfordleigh is subject to the favourable terms of a renewable Duchy of Cornwall Lease.

SITUATION

Dartfordleigh is located in virtually the centre of Dartmoor National Park and is therefore ideally situated for those looking for a versatile family home and income from which to enjoy an idyllic lifestyle, amidst the 365 square miles of open wilderness. Dartfordleigh offers a unique combination of versatile and flexible accommodation combined with impressive outside space, in a wonderful position. It enjoys a quiet location, along a private lane leading from the B3212, one of the main arterial routes across Dartmoor National Park. It is situated in the popular village of Postbridge which is located 8 miles from Moretonhampstead, 12 miles from Tavistock, 6 miles from Princetown, 7 miles from Chagford and 6 miles from Widecombe in the Moor. Postbridge is a honeypot tourist location and year-round visitor attraction, renowned for its ancient clapper bridge. Nearby is the historic Wistman's Wood, an area of ancient Dartmoor woodland and the area also has a hugely rich cultural and historic background – The Hound of the Baskerville's was written by Sir Arthur Conan Doyle in the Old Duchy Hotel in Princetown and is believed to be based in this area of the moor. There are many stone and bronze age settlements recorded with numerous sites being evident to this day. With many other famous historic landmarks and attractions close by and being surrounded by picturesque moorland scenery and wildlife, Postbridge is an excellent base to explore the moors and the surrounding area. Consequently, there is ample opportunity to take advantage of the wide range of outdoor country and equestrian pursuits, available immediately on the doorstep.



DARTFORDLEIGH HOUSE – GROUND FLOOR

RECEPTION HALL a grand entrance with stripped wood flooring, part wood panelled walls, feature stone fireplace (disused) and stairs to first floor.

LOUNGE an attractive character room with dual aspect windows and feature granite fireplace with inset wood burner.

LIBRARY with feature granite fireplace with inset wood burner and recessed bookshelves.

TEIGN BEDROOM a twin/double bedroom with Ensuite Bathroom with roll top bath and a separate shower cubicle.

DINING ROOM an attractive character room with dual aspect windows, feature fireplace with inset wood burner and stripped wood flooring.

KITCHEN/BREAKFAST ROOM with stripped wood flooring, exposed ceiling timbers, oil fired AGA range, fitted with a range of modern wall and base mounted kitchen units with granite worksurfaces, a built in feature dresser unit, Belfast sink and a range of built in appliances including a halogen hob, electric oven, extractor unit, microwave oven and under counter fridge.

BOOT ROOM/UTILITY with cupboards and complementary worksurface over, built in dishwasher, space and plumbing for washing machine and door to outside.

BOILER ROOM.

CLOAKROOM.

STOREROOM.

FIRST FLOOR

SWINCOMBE BEDROOM a double bedroom with moorland views and an Ensuite Shower Room.

DART BEDROOM a double bedroom with an Ensuite Bathroom.

LAUNDRY STOREROOM.

MAIN BEDROOM a good-sized double bedroom with moorland views and an Ensuite Shower Room, connecting door to;

DOUBLE BEDROOM with moorland views and a feature fireplace (disused).

WALKHAM BEDROOM a twin/double bedroom with moorland views and an Ensuite Shower Room.

SELF-CONTAINED LETTING PROPERTIES

DETACHED COTTAGE recently refurbished, with underfloor heating, Lounge/Dining Room L shaped with triple aspect windows and feature fireplace with inset wood burner. Kitchen/Breakfast Room with exposed ceiling timbers, modern recently fitted wall and base mounted kitchen units and complementary worksurfaces, AGA range, built in appliances including electric hob, oven, microwave oven, extraction unit and dishwasher. French doors to private Patio Area and Garden. On the first floor, Bedroom 1 a double bedroom. Bedroom 2 a double bedroom. Bathroom with modern white suite.

LETTING APARTMENTS there are **four self-contained apartments**, two on the ground floor and two on the first floor, each with independent access and comprising a Sitting Room. Kitchen with fitted kitchen and built in hob and oven. 2 Double Bedrooms. Bathroom.

LETTING BUNGALOWS there are two self-contained bungalows, each with independent access and patio areas. **Bungalow 1** one has 2 Double Bedrooms, Sitting Room. Kitchen with fitted kitchen and built in hob and oven. Bathroom. **Bungalow 2** has 1 Double Bedroom. Sitting Room. Kitchen with fitted kitchen and built in hob and oven. Bathroom.





EXTERNAL DETAILS

We are advised that the grounds extend to around **14 Acres** in all, incorporating various **Paddocks** and enjoying some stunning views across the open moorland. The property is approached via a shared lane and occupies a private location in the heart of Dartmoor National Park. The lane leads to a **Private Driveway** and an ample **Car Parking Area**. To the rear of the properties are **Two Stable Blocks**, one containing 3 loose boxes, a foaling stall and a storage barn and the other containing 2 loose boxes and a tack/feed room. There are **Lawned Garden Areas and Patio Terraces** surrounding the properties as well as a **Double Garage and Workshop**.

THE OPPORTUNITY

The sale of Dartfordleigh offers a unique opportunity to purchase an extremely well-presented home and equestrian property, which generates a substantial monthly rental income from the seven self-contained letting units. The letting units are currently let on assured shorthold tenancy agreements and as such produce a substantial and lucrative regular monthly income. Each of the letting units is responsible for their own council tax, electricity and LPG bills. Detailed financial information can be made available following a formal viewing. There is also the potential, subject to personal requirements, to reinstate the bed & breakfast business and derive additional income from the main property. Dartfordleigh is undoubtedly an impressive home and income opportunity which has much to offer and will appeal to those with an interest in equine/country pursuit, as well as those looking for multi-generational family living. Our clients have chosen to run the business to suit their own lifestyle requirements and there are undoubted opportunities to reposition parts of the property for self-contained holiday letting, subject to the necessary relevant permissions and consents. A viewing is essential in order to fully appreciate all that this unique and flexible multifaceted home with an impressive income has to offer and the potential which still exists.

EPC'S

Available from the agents upon request.

SERVICES

Mains electricity, oil heating in main house, LPG heating in the letting units, private filtered bore hole for water and private drainage.

TENURE

As with the majority of business premises within Dartmoor National Park, Dartfordleigh is held on a valuable Duchy of Cornwall protected lease for a term of 30 years from 2007. We are advised that the current rent is £18,500 per annum with rent reviews every 5 years (last review in 2022). Please contact us for further details regarding the lease.

VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agents Stonessmith. No direct approach should be made to the owners.







Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.