



Whistleigh Farm  
Whistley Down | Yelverton | Devon | PL20 6EN

FINE & COUNTRY





# STEP INSIDE

## Whistleigh Farm

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### **A Devonshire Estate Offering Lifestyle, Leisure & Income Potential**

Welcome to Whistleigh Farm, a countryside estate nestled in the tranquil hamlet of Whistley Down, just outside Yelverton. This exceptional property seamlessly blends rustic charm with modern versatility, offering a beautifully presented main farmhouse, two fully equipped holiday letting cottages and a range of additional facilities including a heated indoor pool.

### **Farmhouse:**

The main farmhouse is a beautifully presented home that combines traditional charm with everyday practicality. Rich in character, it boasts exposed beams, original fireplaces, and period features, while offering a warm, welcoming atmosphere throughout. Living spaces include a cosy snug for quiet evenings, a spacious sitting room perfect for entertaining, and a stylish kitchen/dining area, ideal for family life and gatherings. Four generously sized bedrooms, each with its own en-suite, providing privacy and comfort for family and guests. A utility room, boot room, and dedicated study add to the home's versatility, making it perfectly suited to modern rural living without compromising on its traditional farmhouse appeal.

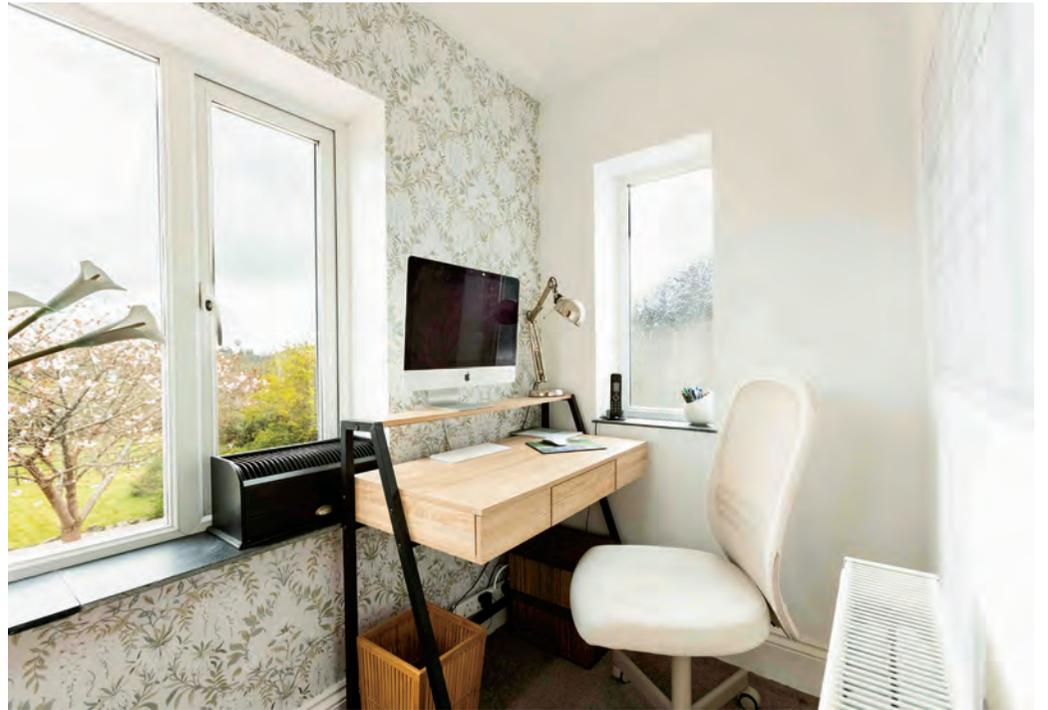


CUTLERY













# STEP OUTSIDE

## Whistleigh Farm

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### Outside:

One of the standout features of the estate is the purpose-built pool house, which offers a heated indoor swimming pool, a dedicated gym area, and a shower and changing room. Thoughtfully designed for comfort and wellbeing, this exceptional space provides a private retreat for year-round fitness and relaxation, elevating the lifestyle offering of the property.

The property is approached via a gravel driveway offering generous parking for both residents and guests, all set against a backdrop of a charming south-facing front garden. To the rear, an elevated garden enjoys sunlight throughout the day, featuring wildflower planting, adding seasonal colour.

A private, paved terrace offers an ideal spot for outdoor entertaining—perfect for summer BBQs—with easy access to the pool house just steps away.

Additional outbuildings include a garage/workshop attached to the main residence, complete with a home office, ideal for remote working. A second garage/storage building, provides further practical space.

### Income Potential:

The Intake Barn and Cider Barn are delightful holiday cottages, each thoughtfully arranged over two levels. These self-contained units offer charming, private accommodations for guests, making them ideal for holiday lets or extended family stays, complete with independent access and modern amenities.

Whistleigh Farm operates a highly successful holiday letting business, with the barns consistently receiving 5-star reviews for their comfort, charm, and stunning location. Guests regularly praise the peaceful setting, characterful interiors, and warm hospitality—making it a popular choice for couples, families, and walkers exploring Dartmoor and the Tamar Valley. The business shows strong occupancy and excellent potential for continued income.

### Nature:

Situated on the edge of Dartmoor National Park, the property offers immediate access to vast open landscapes, perfect for hiking, cycling, and equestrian pursuits.

### Proximity to Plymouth and Tavistock:

The vibrant city of Plymouth is just a short drive away, offering extensive shopping, cultural venues, and waterside attractions.



**Local Amenities:**

The nearby village of Yelverton offers everyday essentials, while the historic market town of Tavistock features boutique shops, artisan cafés, and a vibrant Pannier Market. Tavistock also hosts annual events like the Goosey Fair and Dickensian Evening, adding to the area's charm.

Dining and Leisure: The region boasts several well known restaurants and traditional pubs, such as The Cornish Arms and the Horn of Plenty, providing a variety of dining options. Leisure facilities, including gyms and sports clubs, are readily available in Tavistock.

**Education:**

The prestigious Mount Kelly College and Prep, known for its strong academic and sporting reputation, is located in Tavistock. Several well-regarded primary schools are also within close proximity, including St Andrews CoE Primary School, Bere Alston Primary Academy, Horrabridge Primary & Nursery School, and Meavy Church of England Primary School, reinforcing Whistleigh Farm's family-friendly appeal.

Whether you're seeking a country family estate, an income-generating retreat, or a unique combination of both, Whistleigh Farm delivers on every front. An opportunity to own some of Devon's countryside with access to some of the best lifestyle, education, and beauty the South West has to offer.





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