



Lovaton Farm House
Lovaton | Yelverton | Devon | PL20 6PT



STEP INSIDE

Lovaton Farm House

Built in approximately 1860, Lovaton Farm House has been part of the same family for 100 years and is now coming to market for the first time in a century. This charming four-bedroom farmhouse is nestled in the idyllic hamlet of Lovaton, in the Dartmoor National Park. The well-proportioned detached home offers flexible and versatile living across two floors—ideal for families or multi-generational living.

The ground floor features a bright and spacious kitchen/breakfast room, showcasing the original granite fireplace. Historically this room once formed part of the old pantry (or dairy) used for keeping milk cool. A large living room, with wonderful views of the garden and the original flagstone flooring under the carpet, provides the ideal space for relaxing or entertaining. A cosy snug/dining room with patio doors opens out to the garden, creating an inviting space for indoor-outdoor living. A ground floor bedroom with en-suite shower room offers excellent potential for guest accommodation or multi-generational living.

Upstairs, you'll find three further double bedrooms, including a generous master bedroom with lovely views of the surrounding countryside and its own en-suite shower room. A family bathroom, and a central landing featuring the original boxed-in staircase—full of character and charm.









STEP OUTSIDE

Lovaton Farm House

Gardens & Outside Space:

Set on a 0.5-acre plot, the property enjoys a delightful mature garden filled with a variety of shrubs and bushes, with Lovaton Brook running along the bottom. The home benefits from ample off-road parking and a double garage/workshop providing great extra space, all within a tranquil rural setting with picturesque countryside views.

Situation:

Lovaton is a quiet Dartmoor hamlet surrounded by countryside and moorland. Within just a short 5 minute walk from the property, you will be standing on Dartmoor and overlooking the picturesque Burrator reservoir.

A short walk from the property is The Royal Oak in Meavy—a charming, historic village pub known for its traditional atmosphere, locally sourced food, and beautiful Dartmoor setting.

Just a short drive away is the sought-after village of Yelverton, where you'll find local shops, cafés, a health centre, and other essential amenities.

The nearby historic market town of Tavistock offers a wider range of facilities, including the popular Cornish Arms pub and a thriving local market.

Families will appreciate the access to quality education in the area, with good local primary schools in nearby Meavy, Horrabridge, and Buckland Monachorum, all just a short drive from the property. Tavistock is also home to a number of highly regarded schools, including Tavistock College and Mount Kelly – a well regarded independent boarding school.

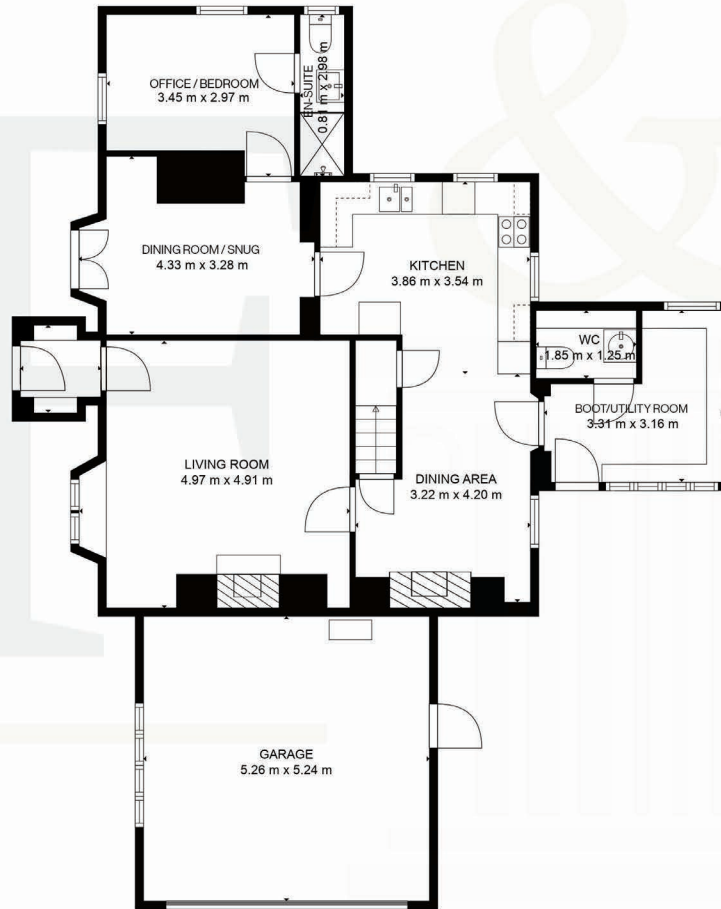
For commuting or travel further afield, Plymouth is approximately 25 minutes away by car, offering a mainline rail station with direct services to Exeter, Bristol, London Paddington and beyond. The A386 provides easy road access north to Okehampton and south into Plymouth, while Exeter Airport is just over an hour's drive for national and international travel.

In Plymouth, Royal William Yard is a vibrant cultural and dining hub, perfect for a day out by the water or a special evening meal.

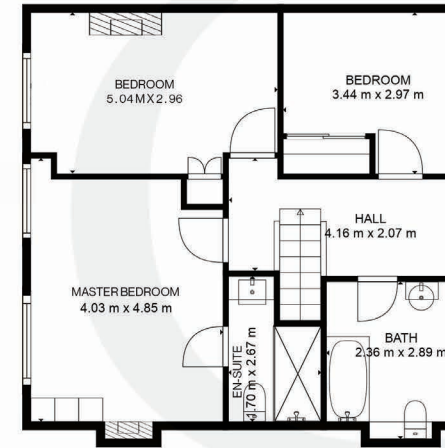
With beautiful Dartmoor on your doorstep, excellent local amenities, respected schools, and strong transport links, Lovaton Farm House is ideally positioned for those seeking a rural lifestyle without compromise.







FLOOR 1



FLOOR 2

Services

Oil Fired Central Heating; Mains Electricity; Private Water & Drainage.

Council Tax Band: E

Tenure: Freehold

OIEO £700,000

TOTAL: 152 m2
 FLOOR 1: 90 m2, FLOOR 2: 62 m2
 EXCLUDED AREAS: GARAGE: 28 m2, PORCH: 6 m2, FIREPLACE: 0 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: 8894830. Registered Office Address: 40 Mannamead Road, Plymouth, PL4 7AF. Printed 06.06.2025



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