



Higher Rows Farm  
GUIDE PRICE £850,000

Exceptionally Flexible Farmhouse with Paddock & Stables  
HORNDON, Nr. MARY TAVY

MILLER TOWN & COUNTRY  
exp UK



# HR

## Higher Rows Farm

- » Substantial and Versatile Period Property
- » Currently Divided for Multi Generational Living
- » 4/5 Bed Farmhouse with Annexe Potential
- » Stable, Workshops and Paddock Approaching 1 Ac.
- » Further Approx. 2.3 Ac. by Separate Negotiation
- » Short Walk or Hack to Open Moorland
- » Rural Yet Accessible Location



### The Property

This wonderful farm house is ideal for those looking for a large family home, somewhere for multi generational living or potentially for home and income (subject to necessary consents). The farmhouse has been beautifully and sympathetically modernised to create a stunning 4/5 bedroom house with character features throughout.

The property has an adjoining paddock approaching an acre, three stables, a useful workshop and storage room above these. There are also three useful storage sheds. A further approximately 2.3 acres is located just a few minutes walk from the property and is available by separate negotiation.



## Accommodation

This versatile property is being marketed as a large 4/5 bedroom home with potential for one or more integral ancillary annexes, as is configured for use by the current owners. Interconnecting doorways are present on both ground and first floors, giving the new owner lots of options for future use.

The large porch leads into a substantial dual aspect living room which has a beautiful stone inglenook fireplace with woodburner at one end - great for chillier evenings. Off the living room at one end is a modern secondary kitchen with stone feature wall, and at the other is a dining room that leads through to the large farmhouse kitchen equipped with Rayburn and separate electric cooker, plus generous storage and worktop space. Beyond the kitchen is a beautifully sunny family room with fantastic views towards Dartmoor, a utility, a bathroom and a flexible room which could be a fifth bedroom or potentially a home office space with a view! Back in the sitting room, a wonderful solid mahogany spiral staircase leads up to the first floor to give access to the four double bedrooms, all with beautiful views towards the moors. Two of the bedrooms have their own en suite facilities, and there is a separate family bathroom with oversized bath and separate shower.

Located on the other end of the property, a separate entrance gives access to a potential ancillary annexe. On the ground floor there is a kitchen/utility space, shower room and a sitting room with a full wall of glazing to make the most of the views and patio doors giving access to the rear garden. An attic room is located upstairs, and a connecting door leads into Bedroom 4 of the main house, allowing this room to be used as a bedroom for the annexe, or simply as part of a single large family home, as desired.







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Higher Rows Farm







## Outside

To the front of the property is a generous yard area with the property on one side and the stables and workshop on the other, making it private and secure. To the rear is a good sized garden and paddock approaching an acre, both of which enjoy a southerly aspect and breathtaking far reaching views over the surrounding countryside. The garden offers many ways to enjoy the beautiful surroundings, including a decked seating area, a timber summer house, and a predominately glazed outdoor room, a lovely sheltered spot for morning coffee! The detached stable block is across the yard from the house, and comprises three stables, a large adjoining workshop and attached small shed. The property offers all sorts of storage potential; stairs lead up from the workshop to a spacious attic room and two further store rooms are located along the third side of the yard abutting the house.



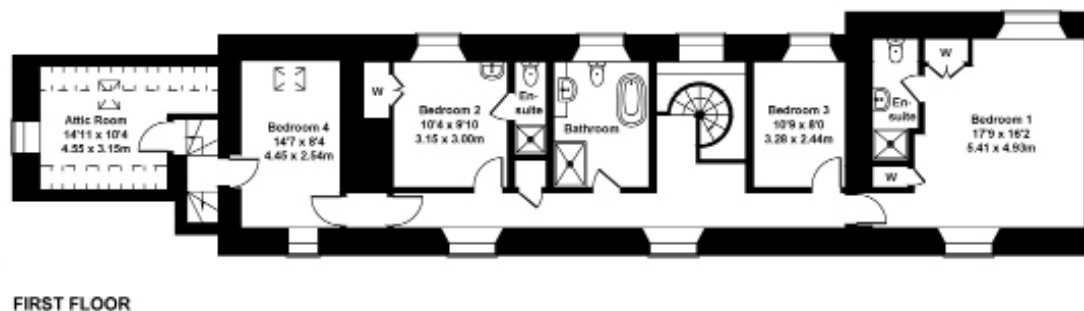
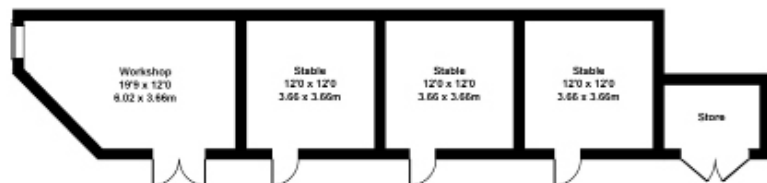
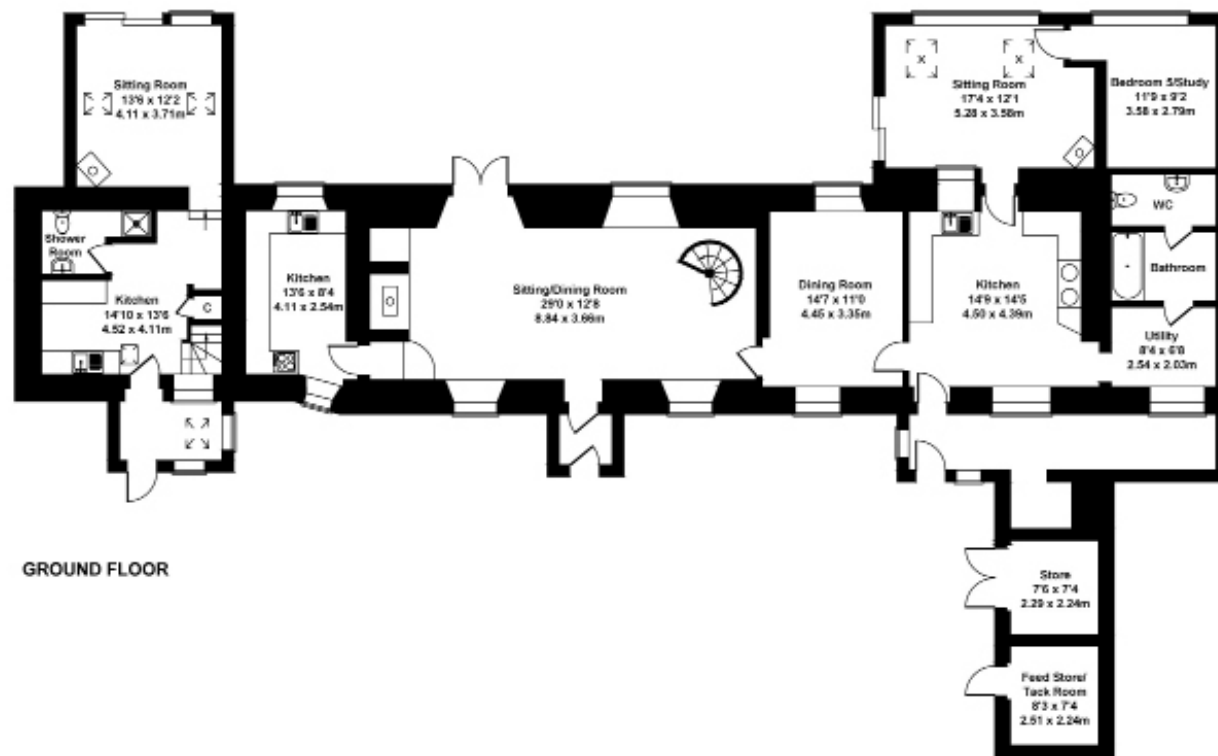
## Location

Higher Rows Farm is situated on the fringe of the hamlet of Horndon, just outside the larger village of Mary Tavy. Mary Tavy has all the essential amenities including a post office and general store, primary school and public house as well as a thriving village hall and church. Situated a short drive to the historic market town of Tavistock, on the banks of the River Tavy and the western fringe of Dartmoor National Park. The town offers a variety of amenities including doctors, dentists, shops and a plethora of cafes, bars and restaurants. The nearby cities of Plymouth and Exeter are both easily accessible by car and nearby rail links. The property enjoys easy access to miles of open moorland and some of the county's most wonderful countryside for walking or riding out.





# **Higher Rows Farm** Approximate Gross Internal Area 3487 sq ft - 324 sq m(Excluding Outbuilding)





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### KEY INFORMATION

-  5 Bedrooms
-  5 Bathrooms
-  4 Reception Rooms
-  Parking for up to 6 Cars
-  Not Listed
-  Heating: Oil & LPG
-  Utilities: Mains electricity & water. Private drainage. LPG gas
-  Restrictions: Certain restrictions noted - see title (copy available)
-  Easements, Wayleaves: In place for water pipes - see title
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None
-  Building Safety Concerns: None known
-  Mining Area: Historic mining area
-  Planning Permission / Proposed Developments: None known
-  EPC Ratings: D (56), E (44), G (5)
-  Council Tax Band: F
-  Tenure: Freehold
-  Broadband: ADSL (Per Ofcom)
-  Indoor - Limited, Outdoor: Likely (Per Ofcom)
-  Lateral living

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#### VIEWING:

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