

BALA BROOK

DARTMOOR NATIONAL PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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South Brent | Dartmoor National Park
Devon | TQ10 9ED

Mileages

Exeter - 28 miles | A38 - 3.7 miles

Plymouth - 17 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance, Hall, Cloakroom,
Library, Study, Kitchen/breakfast room, Utility, Studio,
Three en-suite Bedrooms, one accessible.

First Floor

Six Bedrooms (two en-suite) Family shower room,
Separate WC, Further shower room

Detached Guest Accommodation

Four Bedrooms, Two Bathrooms, Kitchen, Studio

Outside

Extensive gardens and grounds together with stream
frontage in all under 11 acres

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, PL21 0PS

Auctions & Professional Department

01548 855596 | stuart@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP



FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD

AT A GLANCE

A spectacular opportunity to acquire a modern, updated and extended rural activity centre able to accommodate up to 20 residential guests set within just under 11 acres of amenity and woodland.

HISTORY

Bala Brook dates back to the bronze age, the adjoining lane having been thought to have been used by the Buckfast Abbey monks on their way to Plympton. Formerly known as Zeale Cottage, Bala Brook retreat would have been a dwelling connected to Zeale Farm which dates back to the 13th Century and recorded in documents dating back to 1279.

Purchased in 2009 by JB Pelly Trust and since has been used as a retreat and yoga centre allowing people to connect to their natural environment.

LOCATION

The estate is located just outside the village of South Brent, which offers everyday amenities including shops, pubs and a primary school. The property, surrounded by open moorland, with Shipley Bridge and the Avon Dam close by offers superb walking and riding country.

The A38 dual carriageway is reached at Marley Head, around a 10-minute drive from the property, placing Exeter approximately 28 miles to the north and Plymouth around 17 miles to the south. Totnes and Ivybridge stations provide regular rail services on the mainline, making the property readily accessible.



Property Details

Services

Main House - Mains electric and water. Drainage via Bio Digester. Oil Fired Central Heating
Annexe - Mains electric and water. Drainage via Bio Digester. Heat Pump

EPC Rating

Main House - C | Annexe - A

Tenure

Freehold

Registered Use

Presently registered for planning purposes under use class C2

Local Authority

South Hams District Council

Planning Authority

Dartmoor National Park

Directions

Exit at Marley Head (northeast of South Brent). Follow the single-track lanes toward Avon Dam, crossing Shipley Bridge. Pass a cattle grid, continue past a farm, down a small hill and over a little bridge. Look for the sign for this estate, which will be on your right, this is the retreat entrance.

Viewings

The agents will be conducting accompanied viewings, the first of which will be on Tuesday 30th September 2025 and Wednesday 1st October 2025 and interested parties are asked to contact the Modbury office to arrange an appointment. 01548 831163. Further viewings will follow.





Auction Details

METHOD OF SALE

The property will be offered for sale by auction at Harbour House, Kingsbridge TQ7 1JD on Thursday 23rd October at 3pm prompt subject to a reserve. A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agent, Marchand Petit by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's sole agent for 10% of the guide price.

SPECIAL CONDITIONS

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, 4 Broad Street, Modbury, PL21 0PS. Telephone 01548 831163 or the Vendors solicitors Tozers, Broadwalk House, Southernhay W, Exeter EX1 1UA Telephone 01392 207020 FAO Carly Cox, c.cox@tozers.co.uk.

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

Completion will take place 20 working days from auction date or sooner by agreement.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions: <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/auctioneers-selling-real-estate-incorporating-common-auction-conditions>.

SALE AND LOCATION PLAN

A location and sale plan has been prepared within these sales particulars for Identification purposes only and purchasers should satisfy themselves in respect of boundaries and the site area.



Floor Plan

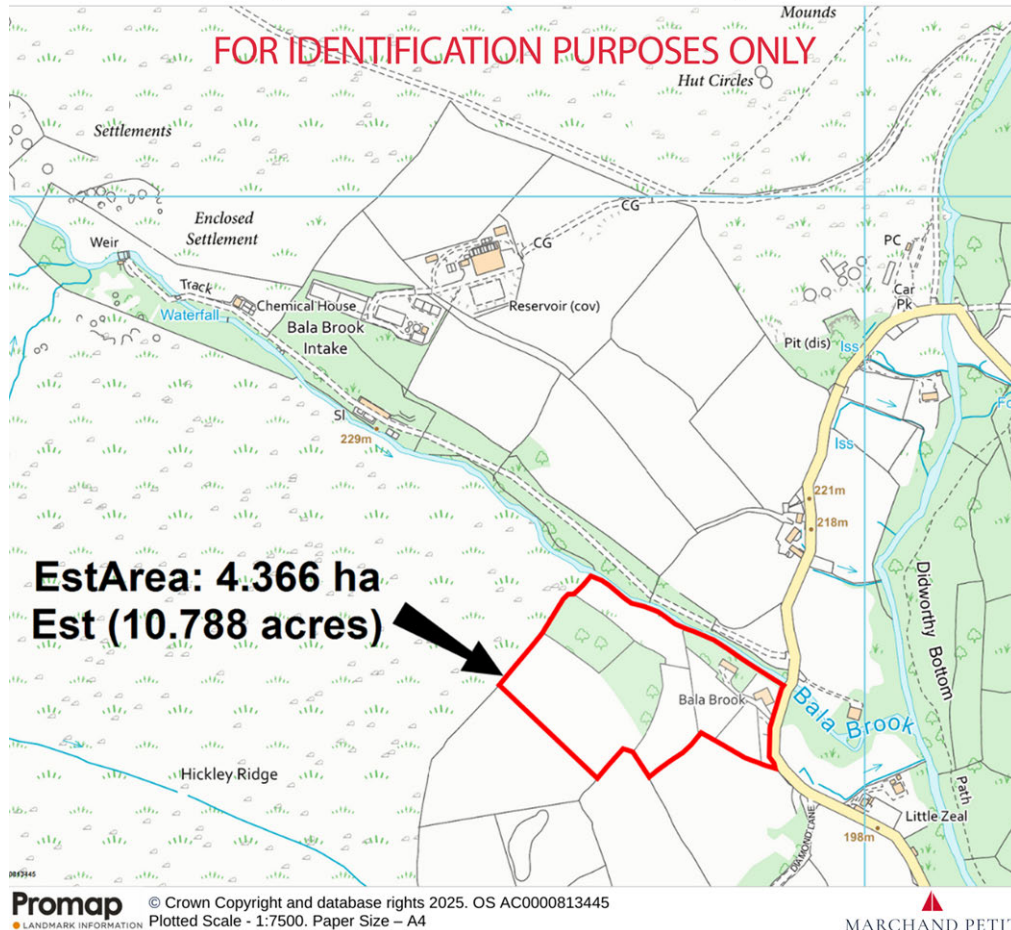


IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

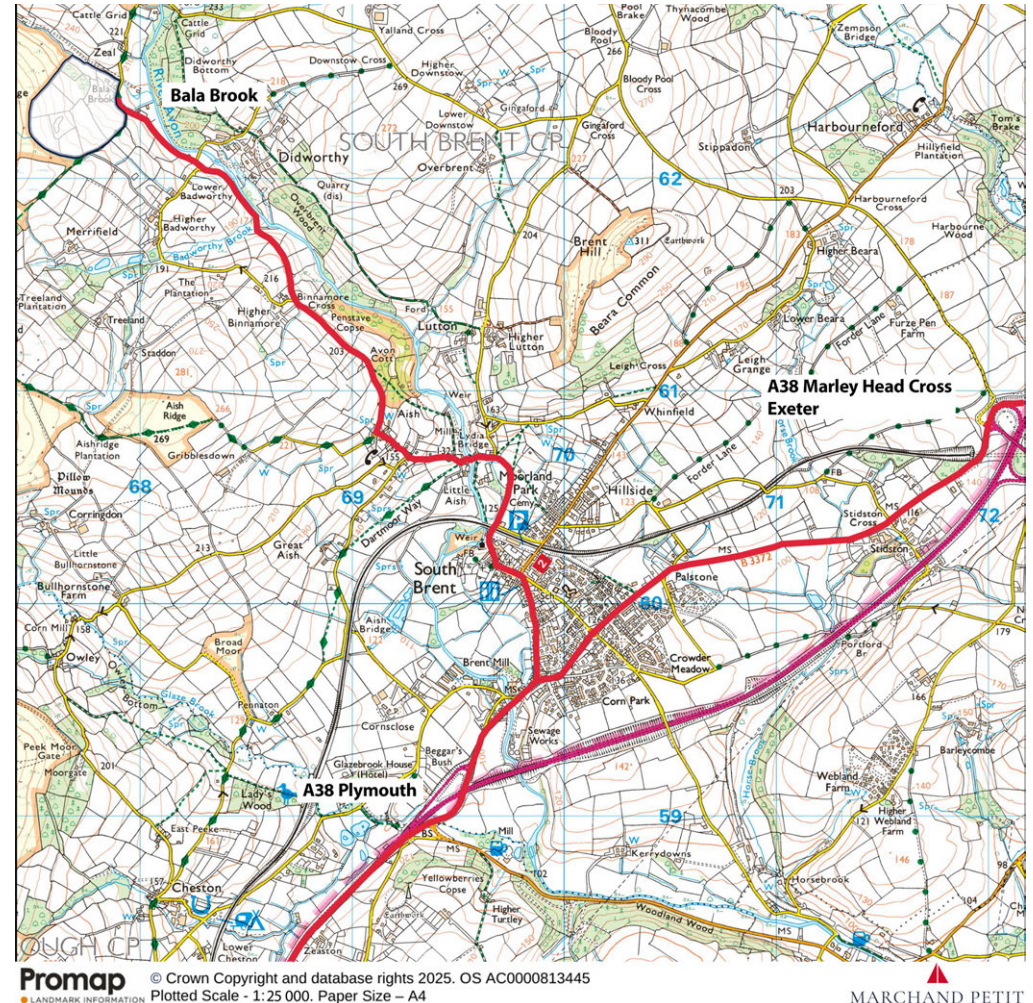
Land Plan

Bala Brook, South Brent, Devon, TQ10 9ED



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Location Plan



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