

# MONKSWELL YELVERTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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**Monkswell, Jordan Lane | Horrabridge | Yelverton |  
Devon | PL20 7QY**

Monkswell House offers an idyllic country lifestyle with sweeping Dartmoor views. This elegant home features spacious living areas, a charming kitchen, and beautiful gardens. Includes two cottages, perfect for multi-generational living or holiday letting. 5.38 acres.

**Mileages**

Tavistock 4 miles, Plymouth 12 miles, Exeter 41 miles (All distances and times are approximate)

**Accommodation**

**MAIN HOUSE**

**Ground Floor**

Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room  
| Utility Room | Boot Room

**First Floor**

Principal Bedroom with En Suite | Five Further Bedrooms | Two Bathrooms

**Outside**

Large formal gardens | Separate Coach House and Studio | Garage | Outbuilding  
5.38 acres in total

**THE COACH HOUSE**

**Ground Floor**

Kitchen | Sitting / Dining Room

**First Floor**

Bedroom with En suite

**THE STUDIO**

Kitchen / Snug | Breakfast Room | Kitchen / Sitting Room | Bedroom | Shower room  
| Decked Balcony/Terrace

**Newton Ferrers Office**

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Linhay the Green, Parsonage Rd, Newton Ferrers, Plymouth PL8 1AT

**Prime Waterfront & Country House**

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Monkswell House is set just outside the village of Horrabridge in the Walkham Valley and also close to Sampford Spiney, a pretty village on the edge of Dartmoor, enjoying a superb location on the edge of the moors. With direct access to Plaster Down, you can step straight out for invigorating moorland walks, horse riding, or cycling. The nearby village offers of Horrabridge has a welcoming community with a post office, village shop and the renowned London Inn a traditional Devon pub. Nearby Tavistock and Yelverton provide an excellent range of wider amenities. The property is conveniently located within the bus route that serves highly regarded private schools such as Mount Kelly and Plymouth College, as well as Tavistock Community College and excellent primary schools, making it an ideal choice for families.

Monkswell House offers an exceptional country lifestyle, surrounded by breath-taking views of Dartmoor. This elegant and spacious home provides a perfect blend of character and comfort, ideal for those seeking a peaceful retreat while still enjoying modern conveniences.

The entrance hall sets the tone for the home, offering a wonderful sense of space and light. Timber tongue-and-groove panelling lines the walls, creating a classic farmhouse feel, while original parquet flooring adds warmth and character underfoot. Sunlight streams through large windows, enhancing the airy atmosphere and inviting you to step further inside. This welcoming space seamlessly blends practicality with style. Step inside, and you'll find a welcoming and beautifully proportioned home. Three formal reception rooms, each with wood-burning fires, create inviting spaces for entertaining or simply unwinding in front of the fire. Original parquet flooring adds warmth and charm, while large windows flood the rooms with natural light and frame stunning countryside views.

The farmhouse kitchen is a welcoming and practical space, designed for both relaxed family living and entertaining. Soft-toned cabinetry is complemented by granite worktops, while the oil-fired Aga sits beneath a characterful timber beam, creating a true country kitchen feel. Slate flooring adds a touch of heritage, blending seamlessly with the home's traditional style. With a walk-in pantry, a boot room, and easy access to the kitchen garden perfect for free ranging chickens, ducks, or bee-keeping, as well as creating raised vegetable beds making this a wonderful home for anyone who loves homegrown produce and a country lifestyle.

The kitchen opens into the family room, where period charm meets everyday comfort. The warmth of original parquet flooring underfoot pairs beautifully with rich timber tongue-and-groove paneling, wrapping the room in a welcoming embrace. A striking inglenook fireplace, complete with a wood-burning stove and a solid oak beam, creates a focal point, perfect for curling up beside on cooler evenings. Natural light floods through the cottage-style window, and exposed wooden beams enhance the country feel. Whether it's gathering around the fire after a bracing walk on Dartmoor or enjoying a slow Sunday breakfast at the table, this is a room designed for relaxed, country living at its finest.

The parquet flooring extends into the dining room, while charming arched alcoves flank either side of the fireplace. The spacious and elegant sitting room makes the most of the stunning views, with French doors opening onto a large decked terrace that enhances the seamless flow between indoor and outdoor spaces.









Upstairs, the bedrooms are generously sized and full of character. The principal suite, with its en suite bathroom, is complemented by two additional double bedrooms, a single bedroom, and a family bathroom. A separate back staircase leads to two further bedrooms and another bathroom, creating a practical and flexible layout for extended family or guests. Many of the rooms make the most of the home's elevated position, offering sweeping countryside views that change beautifully with the seasons.

Outside, the beautifully maintained gardens and grounds extend to approximately 5.38 acres. The productive kitchen garden and mature orchard provide a delightful space for growing your own produce, while an area of woodland adds to the sense of seclusion and natural beauty. The paddock lends itself well for a pony or creating a small holding and the beautifully appointed garden room sitting on the fringe of the land enables its full enjoyment. Designed for relaxation and enjoyment, the gardens are filled with mature shrubs, plants, and trees, creating a picturesque setting for outdoor dining, entertaining, or simply soaking in the tranquillity of country life.

Monkeswell also includes two additional detached properties, perfect for guests, extended family, or holiday letting.

**The Coach House:** A charming one-bedroom cottage with a bathroom, open-plan living area, and a kitchen. This delightful space is perfect for visiting family, a private home office, or as a desirable holiday let (its present use), benefiting from the area's popularity with visitors exploring Dartmoor and the surrounding countryside.

**The Studio:** A self-contained studio with a large, slightly elevated decked balcony and ample parking. This versatile space could be used as an additional rental property, a creative studio, yoga/pilates studio, work from home office or an annex for extended family members. Its tranquil setting makes it an ideal retreat for those looking for peace and privacy.

A short drive away is Tavistock a vibrant and historic market town brimming with character and community spirit. Its bustling pannier market (crowned number one in the Great British Market awards 2025), independent boutiques, and excellent cafés create a lively atmosphere, while award-winning restaurants and traditional pubs offer fantastic dining options. Rich in heritage, Tavistock's charming streets are lined with stunning architecture, including the iconic town hall and ancient abbey remains. The town is also a haven for food lovers, with a thriving local food scene that showcases the best of Devon's produce. With excellent schools, cultural events, and easy access to the wild beauty of Dartmoor, Tavistock perfectly balances town conveniences with countryside charm.

Outdoor enthusiasts will find plenty to enjoy, with Dartmoor's open moorland, dramatic tors, and winding rivers providing a stunning backdrop for walking, riding, and fishing. Golf courses in Tavistock and Yelverton offer further leisure options, and for those who love the water, both the North and South coasts are within easy reach, offering sailing, water sports, and idyllic beaches.













# The Coach House



# The Studio





# Property Details

<b>Services:</b>	Mains water (not metered) and electricity. Private drainage. Oil fired central heating.
<b>EPC Rating:</b>	Monkswell House - Current: E - 51 Potential: C - 77 Monkswell Studio - Current: D - 56 Potential: A - 102
<b>Tenure:</b>	Freehold
<b>Planning Authority</b>	Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ. Tel: 01626 832093.
<b>Council Tax</b>	Band G

**Local Authority** West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Exeter proceed along the A30 in a westerly direction passing Okehampton and after a short distance bear left onto the A386 as signed for Tavistock. Proceed through Tavistock continuing on the A386 to Horrabridge. Turn left and proceed into the village passing over the bridge and bear right passing the village shop and continue into Jordan Lane. Continue along Jordan Lane for 0.6 miles and Monkswell House will be on your left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.





# Floor Plans



Approximate Area = 3298 sq ft / 306.3 sq m (excludes wood store)

Garage = 156 sq ft / 14.4 sq m

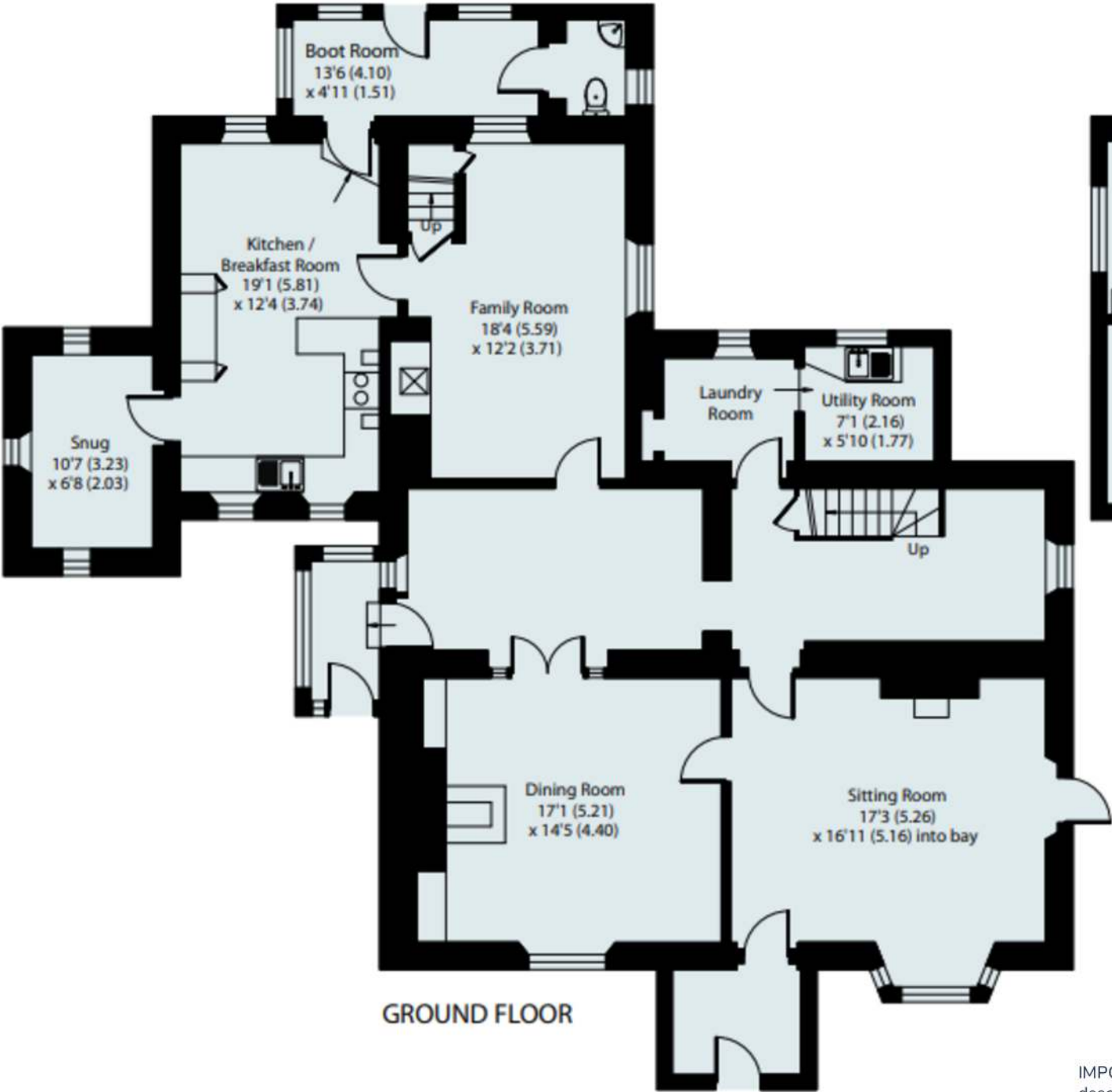
The Studio = 858 sq ft / 79.7 sq m

Outbuilding = 1122 sq ft / 104.2 sq m

Coach House = 526 sq ft / 48.8 sq m

Total = 5102 sq ft / 474 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1267572

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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.





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