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Beechwood,
Postbridge, Yelverton, PL20 6SY

A detached characterful Dartmoor property currently run as a successful B & B and held on a Duchy of Cornwall lease.

Moretonhampstead 8 miles Exeter 22 miles Plymouth 22 miles

• 7 Bedrooms • 4 Bathrooms (2 en suite) • Kitchen & utility • 3 Reception rooms • Conservatory • Outbuildings • 5.7 Acres •

Guide price £350,000

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SITUATION

Beechwood is situated in the heart of the Dartmoor village of Postbridge. The village has a shop/post office, public house, church, village hall and also a National Park Visitor's Information Centre with large car park. Being in the heart of the park, there are many thousands of beautiful, unspoilt moorland acres on the doorstep in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

Dartmoor is a popular tourist destination attracting many thousands of visitors each year, and Beechwood is ideally located to take advantage of this. Postbridge is also noted for having what many people believe to be the finest example of a clapper bridge in the county.

The hilltop town of Moretonhampstead (8 miles) has a good range of day-to-day amenities including places of worship, pubs, restaurants, swimming pool, sports centre, health centre, dentist, veterinary and doctors' practices and primary school. Other towns with facilities include Princetown (6 miles),

Chagford (7 miles) and Widecombe-in-the-Moor (6 miles).

DESCRIPTION

Originally built in 1872 as two cottages, Beechwood was converted into one residence in 1976, and further extended in 1996. It enjoys much character and charm, and has been subject to a sympathetic scheme of refurbishment by the current owners. The property has four granite fireplaces (three of which have multi-fuel or wood burning stoves) together with a 4-oven Aga in the kitchen.

ACCOMMODATION

The ground floor accommodation briefly comprises owner's sitting room, resident's lounge, dining room, conservatory together with farmhouse-style kitchen, utility room and cloakroom. On the first floor, accessed by two staircases, are seven bedrooms, five of which are currently used for letting purposes together with four bathroom/shower rooms and box room.

THE GROUNDS

Access to the property is directly from the B3212 onto a driveway leading to two areas with parking for up to ten vehicles. Around the property are attractive gardens laid mainly to lawn and



interspersed with a number of mature shrub and flower beds with trees, incorporating a feature pond with waterfall and views to the front over Higher and Lower White Tor. Beyond the house is a paddock with stable block (3 boxes) and a horse shelter. The middle and upper meadows are currently managed in agreement with the National Park as traditional hay meadows and are rich in wild flowers, including many orchids. Of further note is a vegetable garden, herb garden, greenhouse, chicken coop and wooden storage shed. Attached to the main house, but not accessible from inside, is a series of outhouses for storage and workshops, and a small single garage at the end. Overall the property amounts to about 5.7 acres.

TENURE

The property is subject to the terms of a Duchy of Cornwall lease granted in December 1993 for a term of 25 years (expiring in 2018). The lease is fully renewable at the end of the existing term and the current rent is £6,720 per annum. A new full term lease can be granted on purchase. The owners are currently negotiating a new 21 year Lease with the Duchy, the terms of which are yet to be confirmed.

AGENT'S NOTE

For those wishing to continue running Beechwood as a successful B & B, the agent's would refer you to the website www.beechwood-dartmoor.co.uk

DIRECTIONS

From Exeter proceed on the B3212 to Moretonhampstead. Continue through the town of Moretonhampstead, staying on the B3212 signposted Postbridge and Princetown. Continue for approximately 8 miles and on entering Postbridge, Beechwood can be found on the left hand side.

SERVICES

Mains electricity. Private water. Private drainage. Oil-fired central heating.

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ. Tel: 01822 813600
www.westdevon.gov.uk

PLANNING AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ. Tel: 01626 832093 www.dartmoor-npa.gov.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (32-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		50	56
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC 	