

BEECH COURT FARM Buckland-In-The- Moor, Ashburton, Devon TQ13 7HP Price Guide £250,000



- Recently Built Stable Block with 8 Loose Boxes, 3 Foaling Boxes, Tack Room, Store & Hay Barn
 - Two South-Facing Pasture Paddocks
 - Shepherd's Hut
 - Approx. 5.4 Acres In All
- Set in the Heart of The Dartmoor National Park

REF: EO8253

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Ashburton / A38 4 miles • Newton Abbot 11 miles

Torquay 18 miles • Exeter 26 miles

A recently built stable block with eight loose boxes, three foaling boxes, tack room, store, hay barn and shepherd's hut, set in approx. 5.4 acres of south facing, gently sloping pasture, divided into two paddocks with far-reaching views across Dartmoor National Park.

The current owner has used the property as a pony stud, and in April 2024 Planning Permission was granted on appeal for the material change of use of the land from an equine use to a mixed use of equine and residential use and the siting of a shepherd's hut. The permission is granted for a three year, temporary period, and the occupation of the shepherd's hut is limited to a person employed in an equestrian business. The permission was granted under Appeal Decision Reference APP/19497/C/23/3326723.

The property is accessed off Elliots Hill Lane, along a right of way over a private shared driveway and the entrance to the property is through a private gateway.

The property lies in the heart of the Dartmoor National Park, some four miles from Ashburton which provides a range of local shops and amenities. A wider range of facilities are provided by Newton Abbot and there is easy access on to the A38 dual carriageway which connects to the M5 motorway.

IN ALL APPROX. 5.4 ACRES (About 2.1 Hectares)



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DARTMOOR NATIONAL PARK AUTHORITY

Tel: 01626 832093

SERVICES

NO MAINS SERVICES ARE CONNECTED.

Electricity is currently supplied by a generator and solar panels and there is a private borehole water supply.

TENURE

Freehold

DIRECTIONS

From Buckland-In-The- Moor, take Elliots Hill just to the north of St Peters Church for half a mile, pass some houses on the right and after about 150 yards turn right into a shared drive. Follow the drive for a further 150 yards and the gated entrance to the property will be found on the right hand side.

what3words ///supporter.agenda.removable

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N.B. These details are prepared in good faith as a general guideline for intending purchasers and they do not constitute an offer of contract. Rural Scene have NOT VISITED Beech Court Farm. ALL INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN SUPPLIED BY THE VENDORS who have checked and approved the details; however purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning Permissions, Rights of Way, or other matters relating to it. Interested parties must contact Rural Scene to arrange to view this property.