



Wydemeet, Hexworthy, Dartmoor, Devon


---











An extremely rare opportunity to purchase a beautiful freehold  
**Dartmoor smallholding** with superb income and further  
development potential.

---

## Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Study | Garden room | Utility and Boot room

Principal bedroom suite | Two guest bedroom suites | Two further bedrooms | Second floor study area

Guest Lodge with bedroom and sitting area

Barn with garaging, stabling and storage areas | Outbuildings

In all about 7 acres

## Distances

Ashburton 9 miles, Tavistock 14 miles, Exeter 30 miles

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)





## Situation

Wydemeet is a particularly special rural property, situated in a magical moorland location within the Dartmoor National Park, offering far-reaching views over the surrounding area. The house is uniquely located, being set in a peaceful and private position, yet having immediate access to fantastic walking and riding opportunities in all directions, directly from the property.

Everyday amenities can be found in nearby Princetown or Widecombe in the Moor, whilst further afield are the characterful market towns of Tavistock and Ashburton. There are many beautiful and historic villages to explore in the surrounding area and a wide variety of country pubs to visit too.

There are a number of state and private schools in the area, including Mount Kelly at Tavistock, Stover School at Newton Abbot, Blundell's at Tiverton and Exeter also has a good selection of private and state day schools.

For walking, fishing, riding and cycling enthusiasts, there are many miles of single track lanes, foot and bridle paths in the area which are within easy reach of the property. Trout and salmon fishing can be found on the nearby rivers Swincombe and Dart and there are also many stocked reservoirs in the area.

Communication links to the area are good, with the A38 at Ashburton providing dual carriageway links to the M5 Motorway at Exeter. There are regular mainline rail services to London Paddington from Totnes and Newton Abbot. Exeter International Airport has regular flights to UK and International destinations on a daily basis.

## The property

Wydemeet was originally built in the early 1900s for a wealthy family from Totnes as their private fishing lodge. The property, which is freehold, is set in approximately seven acres of its own grounds, which include gardens and a paddock suitable for horses.

The house, which is not listed, faces almost due south and is constructed of granite sourced from its immediate surroundings and has been beautifully modernised and extended by the present owners as their family home.







More recently, the property has been used to generate an income through B&B accommodation and over the past twelve months Wydemeet has achieved Trip Advisor's Number One Ranking for Best B&B in central Dartmoor. The house has also been successfully let out as a holiday rental, during the peak season.

The accommodation in the main house has been finished to a good standard and includes two reception rooms, a farmhouse kitchen, large sun room and selection of domestic offices associated with a property of its period. There are four double bedrooms at first floor level, three of which have en suite bathrooms. On the second floor there is a fifth bedroom and study area.

In addition to the accommodation in the main house, there is a guest lodge with central heating, which could be converted to provide additional accommodation, subject to the necessary consents, and a barn with stabling and storage areas that has permission to be replaced with an American style barn, with stabling, storage and garaging.

## Services

Mains electricity. Oil-fired central heating. Private water supply (bore hole) and private drainage. Satellite broadband.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

## Directions (PL20 6SF)

From the M5 at Exeter, take the A38 towards Plymouth, exiting at the second junction for Ashburton, signposted to Ashburton and Princetown. From here proceed along the road towards Holne and Princetown. After approximately 5 miles turn left to Holne, just after the Holne Chase cottages on your right. Continue along this road for a further 4 miles, crossing Venford Reservoir. After a further 2 miles, turn left onto a no-through-road signed to Sherberton. Continue for a further 0.75 miles, over a cattle grid and the entrance to Wydemeet will be found on the right-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** West Devon Borough Council

[www.westdevon.gov.uk](http://www.westdevon.gov.uk) 01822 813600

Dartmoor National Park Authority

[www.dartmoor.gov.uk](http://www.dartmoor.gov.uk) 01626 832093

**Council Tax:** Band G

**EPC Rating:** F

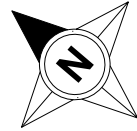
**Guide Price:** £000,000





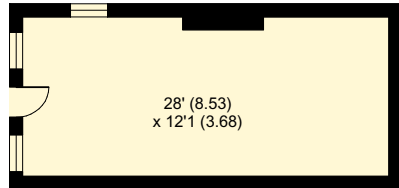
**Approximate Gross Internal Floor Area**  
**3242 Sq Ft 301.1 Sq Metres (Excludes**  
**Restricted Head Height & Outbuildings & Void)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

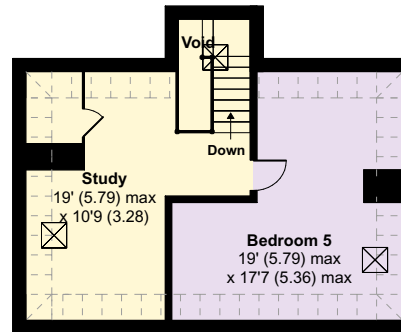


**Denotes restricted head height**

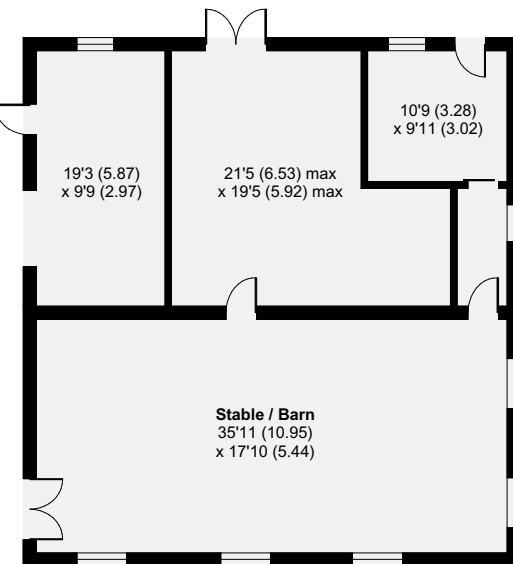
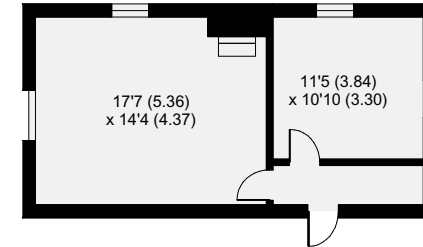
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



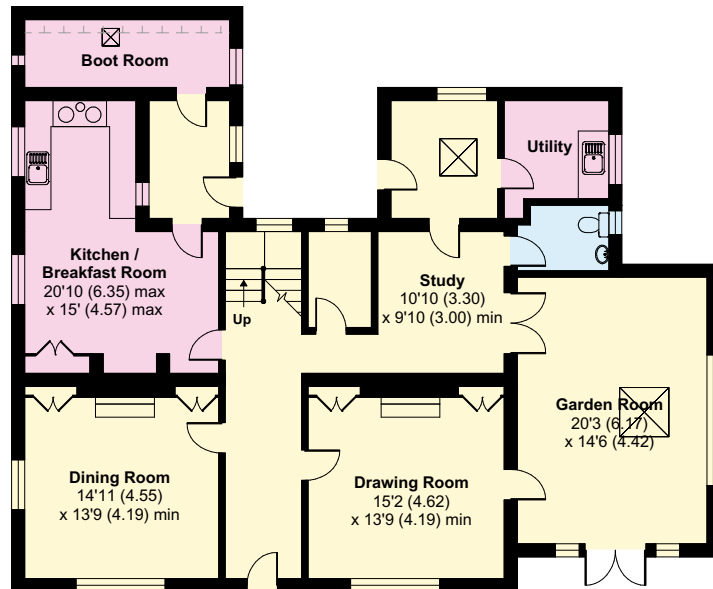
**Guest Lodge**



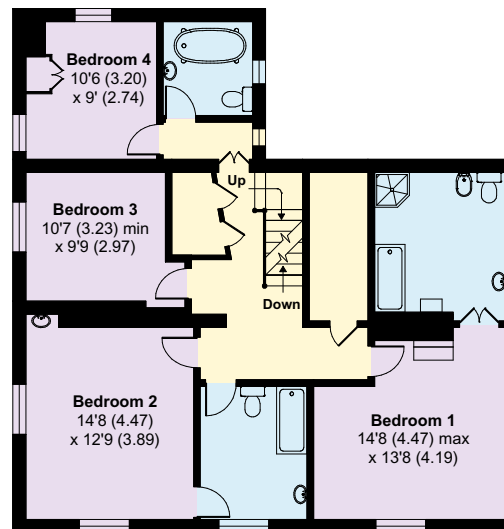
**Second Floor**



**Outbuildings**



**Ground Floor**



**First Floor**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2022. Photographs dated July 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Brochure by wordperfectprint.com



