

# Linscott Farm, Moretonhampstead, Devon

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A beautifully refurbished farmhouse set in a **peaceful position** on the edge of Dartmoor National Park with secondary accommodation, superb equestrian facilities and 77 acres.

## Summary of accommodation

### Linscott Farm

**Ground Floor:** Entrance hall | Boot room | Kitchen/breakfast room | Utility room | Sitting room | Dining room | Cloakroom | Snug | Plant room

**Ground Floor Annexe:** Kitchen | Sitting/dining room | Bedroom | Bathroom

**First Floor:** Principal bedroom with en suite bath and shower room | Four further en suite bedrooms

**Outbuildings:** Courtyard of traditional stone barns | Converted barn with open plan kitchen/dining/sitting room, bedroom and shower room | American barn incorporating nine loose boxes, wash area and tack room | Additional stable block | Garage/machinery store

**Garden and Grounds:** Stone terrace | Garden | Kitchen garden | Swimming pond | All-weather manège | Paddocks | Woodland

In all about 77 acres

### Distances

Moretonhampstead 1.5 miles, Chagford 4 miles, Exeter city centre 16 miles, Exeter Airport 30 miles

(All distances and times are approximate)



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## Location

Linscott Farm is situated in a peaceful position near Chagford, a picturesque and popular market town, surrounded by rolling hills and beautiful countryside. The property sits on the edge of its land which slopes up to the north and east, with outstanding views from the top. The popular and sought-after town of Chagford is about four miles from Linscott Farm and has previously been voted as one of the best rural places to live in Britain by The Sunday Times. It boasts a wide range of speciality shops including a library, butcher, wine shop, bakery, artisan bakers, organic food shop, weekly market, and delicatessen as well as various restaurants, cafes and four pubs. There is an excellent primary school, Montessori school and an outdoor river-fed community swimming pool. Dartmoor National Park is breathtakingly beautiful with stunning unspoilt countryside that offers a wealth of outdoor activities and natural scenery. As one of the UK's largest national parks, Dartmoor is home to an abundance of wildlife, including wild ponies and rare bird species, as well as an array of picturesque villages and historic landmarks. There are plenty opportunities for outdoor activities, with hiking, mountain biking, horse riding, fishing, and camping all popular pursuits. The park is also famous for its tors, which offer spectacular views over the surrounding countryside.

## Linscott Farm

Linscott Farm is an attractive Dartmoor farmhouse of stone construction under a slate roof, which has been renovated to an exceptional standard throughout by an interior designer. The house is complemented by a selection of traditional outbuildings, which are set around a delightful courtyard at the back of the house where there is ample space for parking and turning. The quality of the renovation is immediately noticeable upon entry to the house, as is the abundance of natural light through the newly installed Accoya double glazed sash windows throughout, and excellent flow in the layout.







The extensive work undertaken by the current owner includes completely new electrics, new flooring including limestone in the hall and kitchens and oak in the living and dining rooms and new radiators throughout. This work is complemented by high quality fittings in all rooms and under floor heating throughout.

The principal rooms are all on the south side of the house, with an aspect over the expansive lawn in front and views over the valley beyond. The kitchen/breakfast room combines the charm of a country kitchen with a high-quality finish and exceptional design with superb appliances including an AGA, Lacanche range and steam oven. Double doors from the kitchen lead to the stone terrace and lawn garden to the front. Either side of the entrance hall is a sitting room featuring a stunning fireplace with a Clearview wood burner, oak floors and panelling, and a dining room perfect for entertaining. All the cornicing and ceiling roses have been renewed during the renovation. To the rear of the ground floor are the practical elements including a large plant room housing the bio-mass boiler with new control panel, a boot room, utility room and cloakroom. There is also a delightful snug with access to the rear courtyard, with another Clearview wood burner and oak floors.

Also on the ground floor, with independent access, is the annexe. Finished to the same exacting standards as the rest of the house, this provides excellent single storey ancillary accommodation with a reclaimed and fully fitted kitchen from John Lewis of Hungerford, sitting room with new wood burner, bedroom and bathroom.

The outstanding quality and attention to detail continues to the first floor where there are five beautifully appointed bedrooms, all of them with en suite facilities, some of which have been created by the current owner. All the en suite bathrooms have been renovated with Fired Earth, Mandarin Stone and Lefoy Brooks or Perrin and Rowe fittings and feature limestone or marble tiles and under floor heating. The principal bedroom features an Elm floor, with the others being of engineered oak or reclaimed antique oak. The three bedrooms on the south side of house all have superb views.



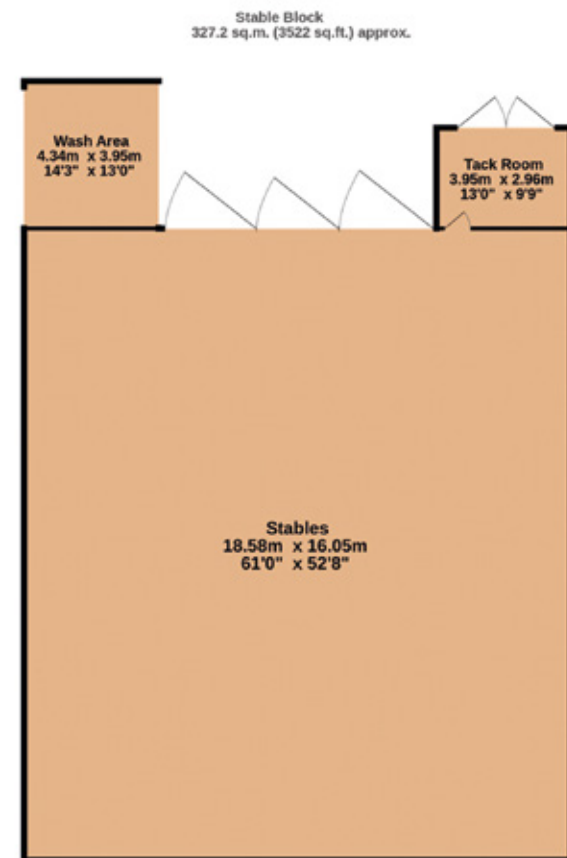
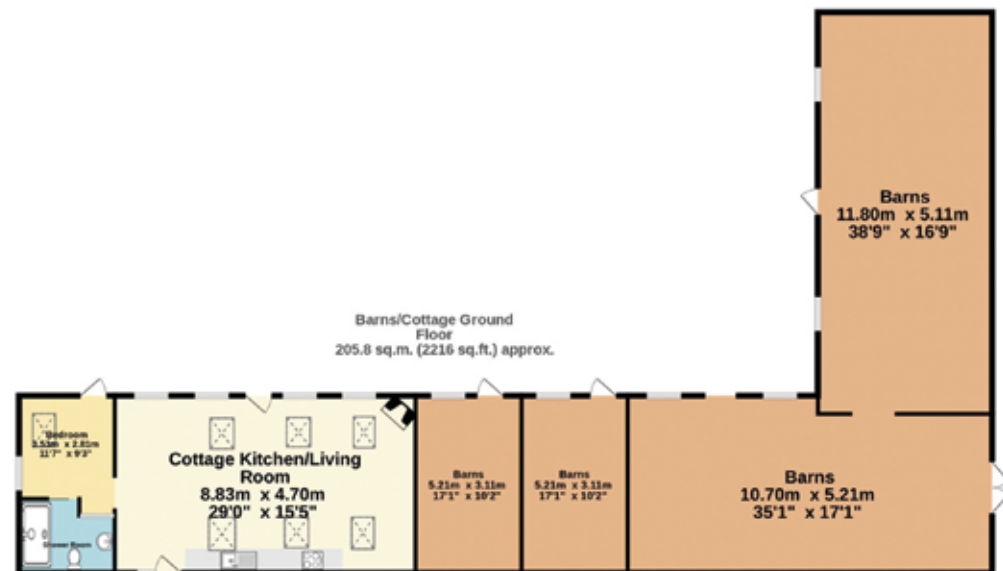
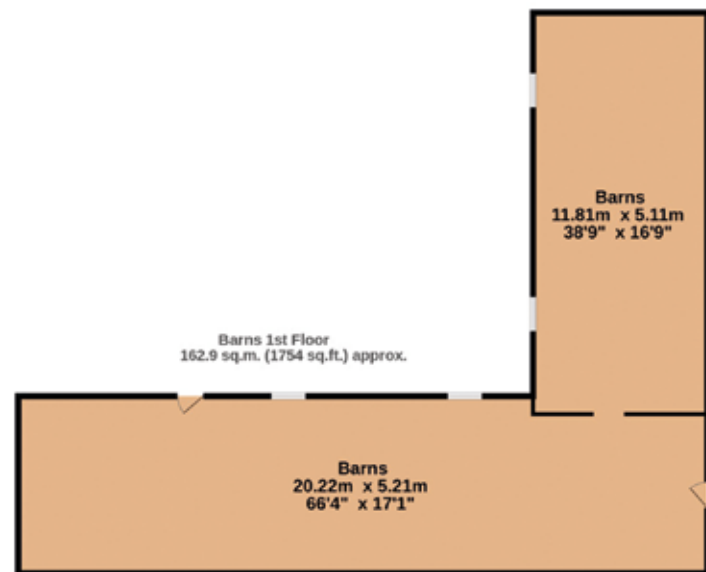
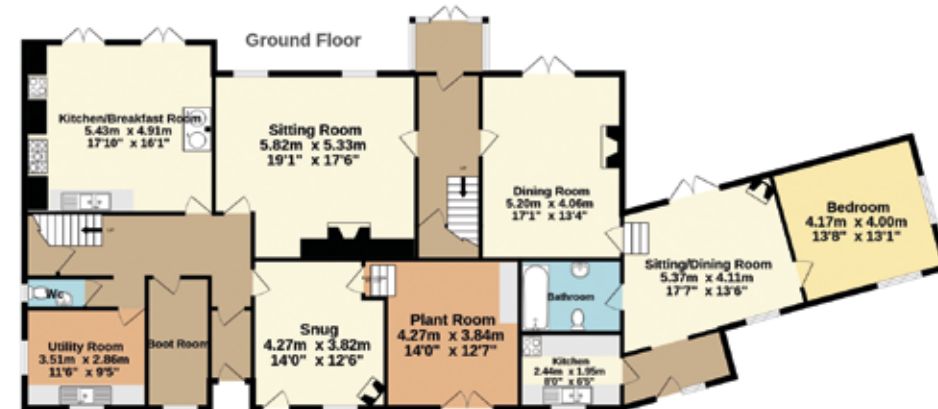
Annexe



**Outbuildings: 795.7 sq m (8565 sq ft)**

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.

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



Within the attractive traditional Victorian stone barns that occupy one side of the rear courtyard is Linscott Barn, recently converted. This contemporary single storey conversion is ideal for holiday letting or additional guest accommodation. The layout is predominantly open plan with a large Neptune kitchen/dining/sitting room in the centre with original parquet pitched pine flooring from the dining and living room in the main house, and a bedroom with en suite shower room featuring Mandarin stone tiles, pedestal sink and under floor heating. A new LPG boiler has been installed

Linscott Barn is connected to the remaining traditional Victorian barns, currently used for storage and offering opportunity for conversion subject to obtaining the necessary planning consents. There is currently planning permission in place to create a second holiday letting unit. Please contact the agents for more information.

The barns have new stainless-steel guttering, new windows and doors on the upper portion, new roof lights and roof with bat-proof membrane and the water and electrics have been brought through from Linscott Barn.

Immediately behind the traditional barns and with separate access from the road, is a modern barn housing the American style stables with nine boxes, with external oak cladding and weatherproofing, as well as a spacious tack room and covered wash area with hot water. The barn opens at both ends with easy access to the land and the road for the exceptional riding out in the immediate area. Next to the barn is a 120ft x 60 ft manège.

Further outbuildings include additional stabling with water connected, and a garage building/machinery store with new roof lights, doors with secure locks and an alarm system. Attached to this building is a car port.





## Garden and grounds

Immediately in front of the house is a stone terrace, with access from the kitchen/breakfast room. There is space for a hot tub and the terrace looks out over the large swathe of lawn in front of the house. An elevated and sheltered stone terrace has recently been built with summer entertaining in mind. There is ample space for a large table and barbeque area, with majestic views over the surrounding countryside. A network of paths and tracks leads past the productive kitchen garden with raised oak beds, brick paving, a greenhouse and garden shed. The pathway then leads up to the newly constructed swimming pond flanked with granite boulders and with glorious views over the house, gardens and rolling hills of Dartmoor beyond. The current owner has painstakingly landscaped the gardens with extensive mature planting, oak sleeper steps, and the installation of electrics and water to the gardens, formal terrace and swimming pond for optimum convenience The orchard features a Black-down oak Shepherds Hut, with electric and water installed as well as a wood burner and double-glazed windows and doors. The Shepherds Hut is available by separate negotiation.

The agricultural land consists of five paddocks to the north and west of the house, which slope upwards with breath-taking westerly views from the high point looking out over Dartmoor National Park.



The land extends to about 77 acres in total, most of which is laid to pasture with some areas of woodland. Water has been installed in all fields except one and the majority of the fencing has been replaced with new post and rail or s tock-proof fences. Land drains have been installed in some fields, and some of the water run-off has been redirected for better drainage. The land is ideal for those with equestrian requirements.

## Services

- Bio mass boiler for central heating and hot water
- LPG heating and hot water for Linscott Barn
- Newly installed radiators and under floor heating.
- Mains electricity
- Private drainage via Septic Tank for main house
- Private drainage via new Biodisc system (for 12 people) with sewage field for Linscott Barn
- Private water supply.

## Property information

- Tenure:** Freehold
- Local Authority:** Teignbridge District Council
- Council Tax:** Farmhouse – Band G
- EPC Rating:** F
- Guide Price:** £2,800,000

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