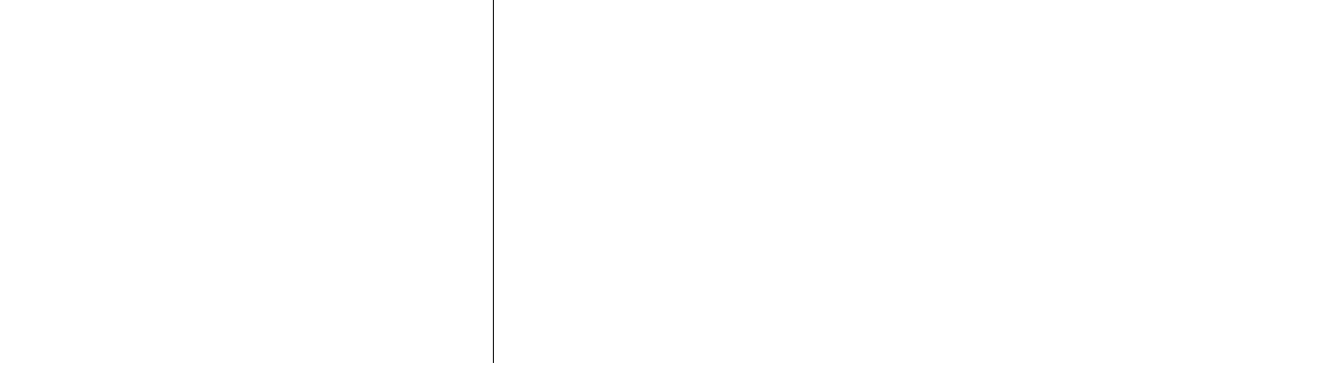




MILL LEAT FARM

Holne, Devon



A REFURBISHED, PERIOD DARTMOOR FARMSTEAD

With just under 41 acres of unspoilt pasture and woodland
set in a pretty valley carrying a stream.

Summary of accommodation

Ground Floor: Hall | Sitting room | Kitchen/dining room | Pantry | Boot room | Shower room | Boiler room

First Floor: Landing | Principal bedroom with walk-in wardrobe | Three further double bedrooms
Family bath & shower room

Outbuildings, Garden & Grounds: Parking | Stream | Mill leat | Pasture | Rough grazing | Mixed woodland

Lot 1: Farmhouse, outbuildings, pasture & woodland (19.24 acres)

Lot 2: Pasture, rough grazing & woodland (21.47 acres)

In all about 40.71 acres (16.47 hectares)

Distances: Holne 1 mile, Buckfastleigh 4.6 miles, A38 Devon Expressway 3.5 miles, Totnes 9 miles
(All distances and times are approximate)

Offers in excess of
Lot 1: £1,200,000
Lot 2: £150,000

SITUATION

Mill Leat Farm is set within the Dartmoor National Park about a mile from the popular village of Holne. The charming town of Ashburton is also just over 4 miles away and offers a range of local shops, restaurants and amenities. These include a superb delicatessen, Fish Deli, Emilias, Rafikis and the Old Library restaurant as well as the thriving Ashburton musical and Arts centre, twelve antique shops and a highly regarded cookery school. Holne itself also has a strong community with a locally run village shop, tea room and Pub. Dartington Hall Trust with its thriving programme of arts and cultural events and Elizabethan timber framed cinema is only 9 miles away.

Totnes is approximately 9 miles away with a wider range of facilities and is also a vibrant market town, while Exeter is well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants, hospitals and theatres.

There are a wealth of high quality schools in the area including Stover School at Newton Abbot, Mount Kelly at Tavistock, as well as Exeter School and The Maynard in Exeter. There is a Steiner School in Dartington and a very good primary school in South Brent. There are also some excellent Grammar Schools in Torbay and Churston.

Dartmoor National Park is well renowned both for the diversity of its countryside and for the many varied and sporting recreational facilities.

THE PROPERTY

Mill Leat Farm has a truly beautiful and peaceful setting in a valley carrying a stream and is surrounded by over 40 acres of its own land. The property comprises a traditional, period farmstead positioned on the south-facing side of the valley along with pasture and mixed woodland in roughly equal proportions.



The farmstead probably dates from the first half of the 19th century and consists of a stone-built, L-shaped farmhouse backing onto a concrete yard fringed with a range of substantial outbuildings. The buildings are all built of granite under slate roofs, with the exterior of the farmhouse covered by painted render. It was a working farm up until recently. It was bought by the current owners in 2019, who then undertook an extension and full, sympathetic refurbishment.

The refurbishment includes 400mm of woodfibre insulation added to the house's envelope, along with triple glazed windows, giving the property a EPC rating of C. The farmstead is not listed and has retained many original architectural fittings including pale oak ceiling timbers, flagstone floors, a plank and muntin wall and an inglenook fireplace, now fitted with a wood-burning stove. The ground floor encompasses a good sized sitting room and combined kitchen/dining room either side of the hall, together with a pantry, shower room and a large boot room.

Upstairs are four double bedrooms and the family bath and shower room. There are also opportunities to diversify the income streams, whether it through a lifestyle business or as a small holding.





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



Approximate Gross Internal Area = 788.2 sq.m. (8484 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

Behind the farmhouse is a collection of substantial, period outbuildings grouped around a yard, with a further stone barn facing the farmhouse on the other side of the lane.

Surrounding it are about 20 acres of pasture divided into stock-proof enclosures. 125 fruit and nut trees have been planted as well as a separate orchard in the valley behind the farm buildings. Cider and apple juice presses have been an annual event on the farm.

The other 20 acres of mixed woodland includes a segment hazel copse restoration project. There are also many semi-ancient species such as Sessile Oaks and Alders. Bird boxes have also been installed to diversify wildlife. Both attract a rich variety of wildlife.

The land has been farmed in a sustainable, environmentally friendly way using regenerative farming practices. The current owners had a dozen cows, pigs and chickens for eggs, all of which the latter were sold as commercial regenerative meat to the community.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Private drainage. LNG central heating. 10KW Photovoltaic system with Tesla battery backup. Natural Spring.

Local Authorities: South Hams District Council (www.southhams.gov.uk) & Dartmoor National Park Authority (www.dartmoor.gov.uk)

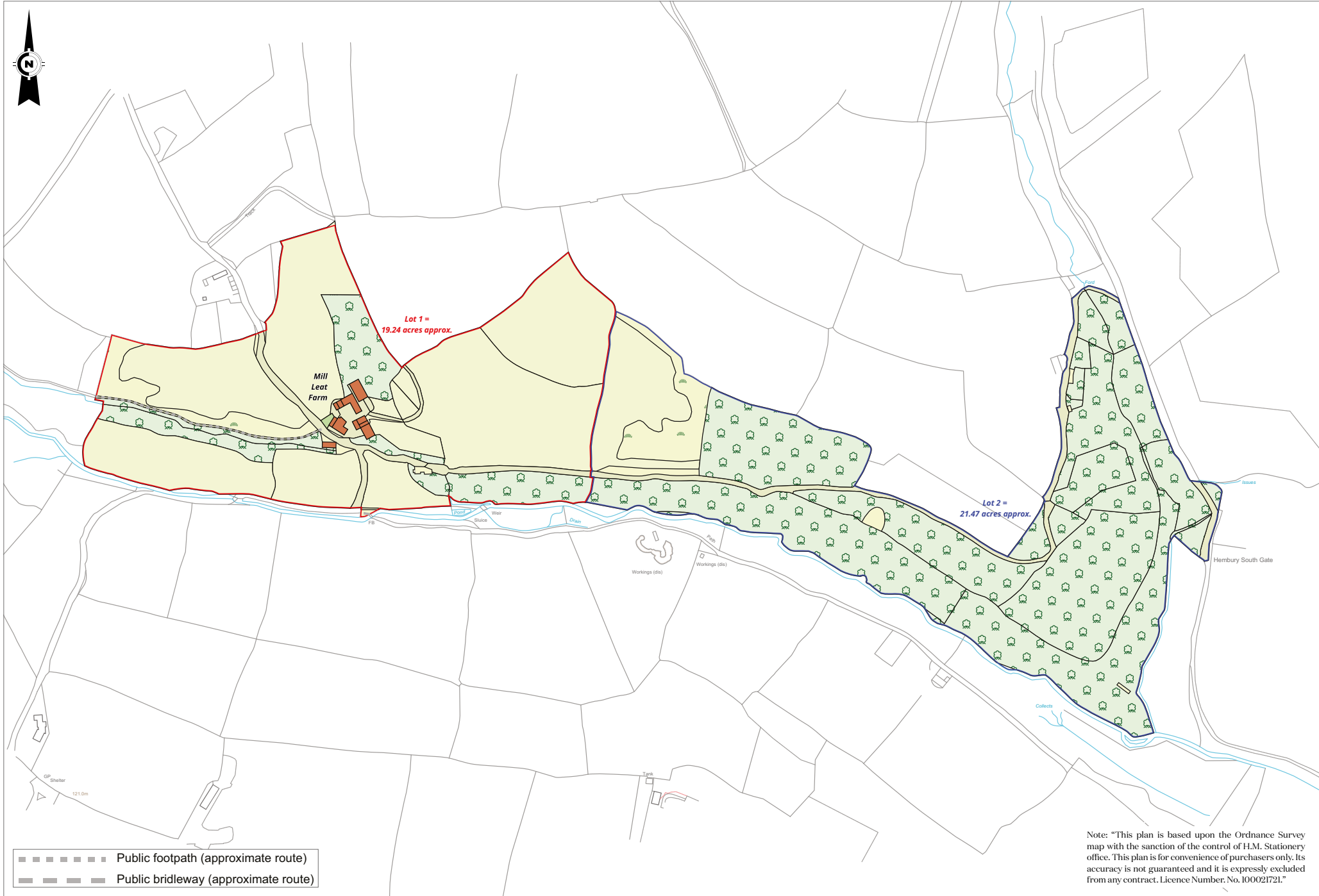
Council Tax: Band D

EPC Rating: C

Directions: TQ13 7RZ / What3Words ///grinders.wire.buckling

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP





I would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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