



GREATROCK FARM

Hennock, Bovey Tracey, Dartmoor



A THRIVING HOLIDAY LET BUSINESS AND HOME

In an idyllic wooded valley, at the end of a private drive, on
the edge of Dartmoor National Park

Summary of accommodation

Farmhouse: Sitting room | Kitchen/dining room | Conservatory | Family room/office
Laundry Room | Principal bedroom/shower room suite | Secondary bedroom | Family shower room
Self-contained studio with bedroom, bathroom and kitchen

Primrose Cottage: Sitting/dining room | kitchen | Two bedrooms | shower room

Bluebells Cottage: Sitting/dining room | kitchen | bedroom | shower room

Woodcutter's Cottage: Kitchen/living room | Two bedrooms | shower room

Outbuildings: Agricultural barn and workshop | Games barn | Studio barn

Grounds: Extensive gardens with stream and summer house | Paddock | Ancient woodland

In all about 12.47 acres

Distances: Bovey Tracey 3 miles, A38 5 miles, Newton Abbot 9 miles, Exeter 16 miles
(All distances are approximate)

Guide price: £1,100,000

SITUATION

Greatrock Farm is situated in an idyllic wooded valley just outside the village of Hennock, on the eastern edge of Dartmoor National Park. In the village is a beautiful church, popular pub, The Palk Arms, with fine views, and a primary school. The nearby moorland town of Bovey Tracey has a full selection of local facilities including shops, cafés and restaurants and is renowned for its arts and crafts culture, with its annual craft festival as well as weekly farmers' market.

Local attractions include Tottiford, Trenchford and Kennick Reservoirs and Canonteign Falls. Dartmoor is known for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys, with rushing streams and rivers and there are many and varied opportunities locally for walking, fishing, cycling, riding etc. There is a cycle path from Bovey Tracey to Moretonhampstead and golf at Teign Valley and Bovey and a public footpath directly from Greatrock Farm reaching the village, reservoirs and beyond.

There is quick access to the A38 dual carriageway, leading west to Plymouth from where there are ferries to France and Spain, and east to the university and cathedral city of Exeter, where there is access onto the M5 motorway, stations with mainline connections to London and an airport. There is also a mainline station at Newton Abbot.

As well as the local primary and secondary schools, there are private schools including Stover and Exeter School and The Maynard School in Exeter.





THE PROPERTY

Greatrock Farm is approached via a long private entrance drive, sweeping down through farmland, into its idyllic wooded valley, through which runs a small stream down to a pond.

The house has been adapted to comprise the farmhouse, as well as two holiday let cottages, being Primrose Cottage and Bluebells Cottage, whilst the third cottage, Woodcutter's, is a detached building a short distance to the rear of the house.

All are beautifully presented with fully fitted kitchens and good quality fixtures and fittings and a thriving holiday letting business has been established. The three cottages can accommodate a party of eleven. Further descriptions and photographs of each cottage can be viewed at www.holidaycottages.co.uk (search Bluebells Cottage at Greatrock Farm and see bottom of page for links to Primrose Cottage and Woodcutters Cottage).

Beside the drive is a paddock (currently accommodating a small herd of alpacas) and around the house are lovely gardens and grounds, bisected by the stream, with sitting and recreational areas including croquet lawn, pétanque area, summer house, barbecue area etc.

Within the grounds are a large agricultural barn (with parking for more than 5 cars), with storage areas and workshop. There is a substantial games barn clad in wood with bi-fold double glazed doors, a 12kw wood-burner, home-cinema system, competition standard pool table, table-tennis table and foosball table. Separately there is a substantial Studio barn (currently pottery) with mains electricity and water.

Surrounding the house, gardens and buildings is the unspoiled ancient woodland on either side of the valley, with woodland walks and viewing points with spectacular views and attracting a plethora of wild flora and fauna.





PROPERTY INFORMATION

Rights of Way: Public footpath crosses driveway by main barn

Tenure: Freehold

Services: 10kw solar panels, private drainage, central heating, mains water and electric

Local Authority: Teignbridge District Council TQ12 4XX Tel : 01626 361101
Dartmoor National Park Authority TQ13 9JQ Tel : 01626 832093

Council Tax: Band E

EPC Rating: E

Directions: TQ13 9QE



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



Approximate Gross Internal Area = 749.8 sq.m. (8070 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.

I would be delighted
to tell you more.

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