

Yellowmead Farm, Sheepstor, Devon





A 17th century farmstead with **wonderful views** and in just over 9 acres, set in an enchanting position on the western side of Dartmoor.

Summary of accommodation

Entrance lobby | Sitting room | Family room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Landing | Principal bedroom | Three further bedrooms | Family bath and shower room | Family shower room

Holiday cottage comprising: First floor living room and kitchen | Two ground floor en suite bedrooms

Parking | Barn | Four further stone-built outbuildings | Garden | Kitchen garden with greenhouse | Orchard | Pond | Pasture | Woodland

In all about 9.18 acres

Distances

Sheepstor 1 mile, Yelverton/A386 4.5 miles, Woolwell (Tesco Extra) 9 miles, Plymouth city centre 13.5 miles, Mothecombe Beach 19.5 miles

Exeter city centre 34 miles, Exeter Airport 50 miles (London City Airport 1 hour)

(All distances and times are approximate)



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

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Location

Yellowmead Farm is situated amidst unspoilt countryside on the western side of Dartmoor. It has no near neighbours and is about a mile from the tiny village of Sheepstor, which is named after a prominent outcrop about half a mile northeast of the village and one of the area's most prominent tors. Sheepstor has a thriving village community, a church and has regular events including musical evenings in the village hall. The much larger village of Yelverton has a Co-Op supermarket, florist, various cafés and a GP surgery, along with access onto the A386. The attractive market town of Tavistock offers excellent shopping and recreational facilities including two swimming pools, gyms, five supermarkets and many other local specialist shops. Most day to day needs can be met in the city port of Plymouth, the centre of which is about a 40-minute drive away, although there is a massive Tesco Extra on the northern outskirts just nine miles away. Plymouth also has a railway station with fast, direct services to Exeter St. David's (1 hour) and onwards to London Paddington (3 hours total). The wider area also has a good choice of schools from both the state and independent sectors. There are two primary schools with a 3-mile radius, both rated Good by Ofsted, plus 14 independent schools within a 30-minute drive.

Yellowmead Farm

Nestling amidst lush, unspoilt farmland on the edge of the moor itself, Yellowmead Farm is near to the Yellowmead Stone Circle from which the farm gets its name. It is also set at the foot of Sheeps Tor, which stands 1,210ft above sea level making it one of Dartmoor's most prominent tors. Situated at the end of a three quarters of a mile-long no-through road, Yellowmead Farm is a lovely example of an unchanged Dartmoor farmstead encompassing a group of period farm buildings a short distance from the farmhouse. In addition, the farmstead is surrounded by just over 9 acres of its own land and has no near neighbours and thereby provides those rarest of sought after commodities: beauty and tranquillity. The farmhouse is built of local stone protected by painted render and possibly dates from the 17th century. The property is unlisted and has been sympathetically refurbished to a high standard. Care has been taken to preserve the house's intrinsic character and original architectural fittings including a fantastic fireplace in the dining room.





The house has well proportioned rooms with good ceiling height plus far-reaching views across the garden to the surrounding countryside beyond. It also faces southeast to southwest catching the best of the daylight throughout the day. As was typical of period farmhouses, the front of Yellowmead Farm faces southeast thereby ensuring that the two main reception rooms and all four bedrooms benefit from good natural light from early morning through to late afternoon i.e. during the rural working day. The extension containing the kitchen/breakfast room also faces southeast and is fitted with a tiled floor, units under timber work surfaces including a central peninsula and a range of built-in electric appliances.

Holiday Cottage and outbuildings

The driveway to Yellowmead Farm emerges onto a large, gravelled parking area in front of the house, with most of the outbuildings grouped on around either side of the end of the lane. Opposite the house on the far side of the parking area are an attractive, stone-built barn with a hipped roof and a single storey outbuilding, both roofed with corrugated iron. On one side of the barn is a further two-storey, stone-built outbuilding that has been converted to create a holiday cottage with a combined, U-shaped living room with a galleried staircase and kitchen on the first floor plus two en suite double bedrooms downstairs. Outside, there are three stone barns, two of which have been renovated and re-roofed. These barns would make an ideal studio or office, subject to the appropriate planning permissions. Further parking and storage is available in the farmyard behind.

Garden and grounds

Set against the dramatic backdrop of the wild moorland of Dartmoor to the north and the rolling landscape of the surrounding countryside to the south, it is not an exaggeration to state that Yellowmead Farm has a setting that is almost unique and hard to beat. The farmstead is surrounded by its own land, which amounts to about 9.18 acres in all. Formal garden surrounds the house incorporating lawns fringed with richly stocked borders, paved seating areas, a circular pond next to the holiday cottage and parking area and a combined orchard and meadow to the north of the house. There is also a circa 20 foot greenhouse.





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.





In the northeast corner of the orchard is a small area of broadleaf woodland. Beyond the garden is the property's lush, pastureland, which is divided into two enclosures by field hedging dotted with a mix of native, broadleaf trees.

Services

Mains electricity. Private water system. Private drainage to a modern sewage system linked to the main house, the holiday cottage and two modernised barns. Oil-fired central heating.

Directions (Postcode: PL20 6PF)

What3Words: tastes.equity.mistaken

From the roundabout on the junction of the A386 and the B3212 on the western side of Yelverton, take the exit onto the B3212/Dousland Road signed to Princetown. After a mile and a quarter at a crossroads on the far side of the village of Dousland, turn right onto Burrator Road. Continue for three quarters of a mile and then turn left just after the national speed limit sign.

After a further three quarters of a mile, on reaching the Burrator Reservoir, turn right. Continue for just under a mile and then turn left onto a no-through road. The property will be found at the end of the lane after another quarter of a mile on the right-hand side.

Property information

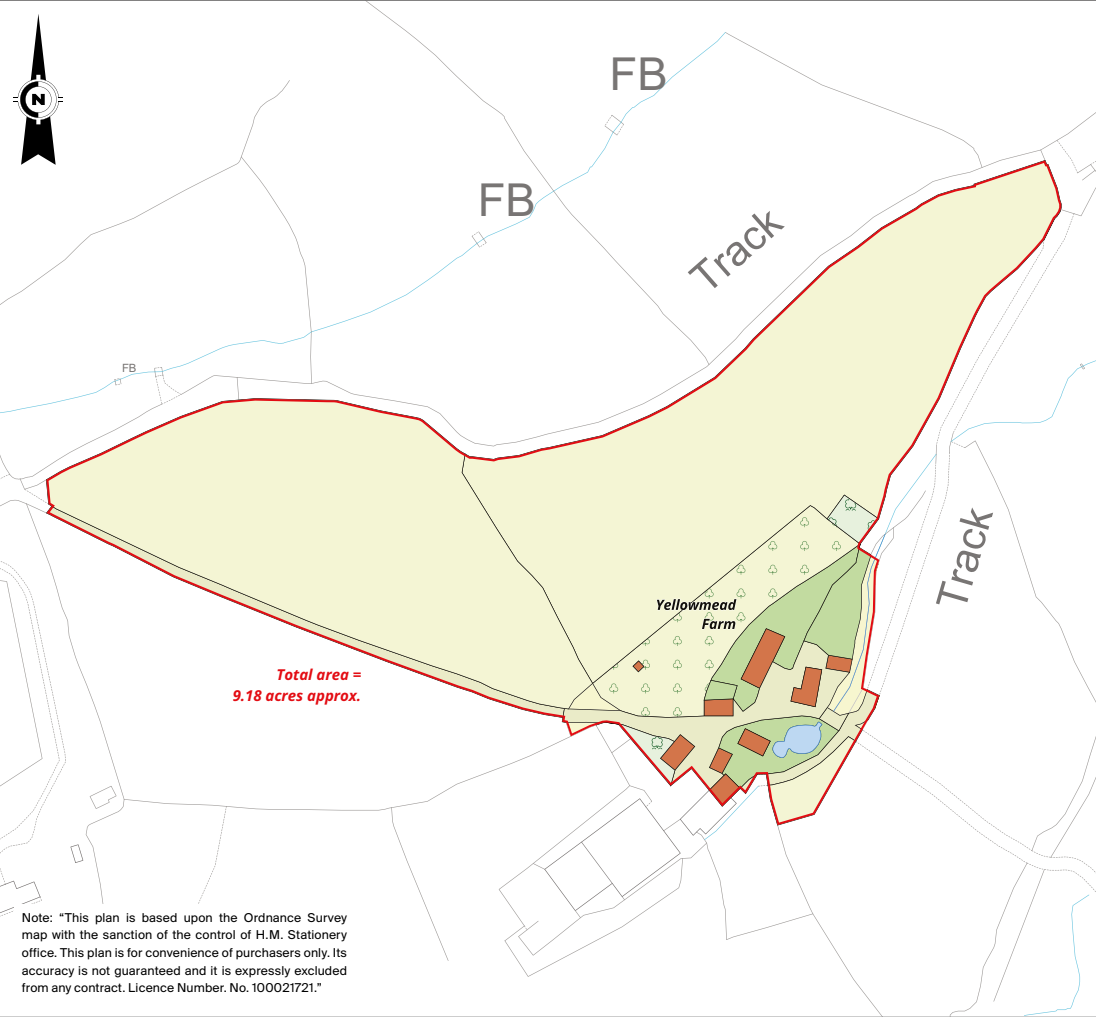
Tenure: Freehold

Local Authority: West Devon District Council (www.westdevon.gov.uk).

Council Tax: Band E

EPC Rating: E

Guide Price: £1,200,000



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 August 2024. Photographs and videos dated July 2024.

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

