

Lower Bonehill Farm, Widecombe-in-the-Moor, Devon





A 16th century Dartmoor, granite-built longhouse with outbuildings **set in over 3.3 acres** in a lovely, unspoilt setting.

Summary of accommodation

Ground Floor

Open porch | Hall | Sitting room | Dining room | Kitchen | Utility room/cloakroom

First Floor

Landing | Principal bedroom with walk-through dressing room/occasional bedroom and en suite bath and shower room

Further double bedroom | Two single bedrooms | Family shower room

Garden and Grounds

Parking | Byre | Two storey outbuilding (704 sq ft) | Barn (780 sq ft) with attached former privy | Barn (913 sq ft) incorporating studio and hayloft

Shippon (457 sq ft) with hayloft | Garden with pond | Barn (439 sq ft) incorporating two loose boxes Further pond | Three paddocks | Nursery

In all about 3.31 acres (1.34 hectares)

Distances

Widecombe-in-the-Moor 0.7 mile, Ashburton 6.7 miles, A38/Devon Expressway 6 miles, A382 6.5 miles

Newton Abbot 12 miles, Exeter City Centre/Exeter St. David's station (Paddington 2 hours) 25 miles, Exeter Airport 27.5 miles

(All distances and times are approximate)



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Location

Lower Bonehill Farm has a peaceful setting in the hamlet of Bonehill on the eastern edge of Dartmoor. The nearby small village of Widecombe-in-the-Moor is a thriving community. Set in the heart of the East Webburn valley, the village includes a general store, a café tea room, the Old Inn and the Rugglestone Inn. At the centre of the village is the magnificent church of St Pancras, also known as the “Cathedral in the Moors”. However, just as important, is the village primary school. Ashburton also has an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. Totnes is also nearby providing a wide range of facilities and is a thriving market town. Exeter also has excellent shopping facilities in Princesshay which also includes a John Lewis, Waitrose and IKEA. Widecombe has a very well regarded primary school. There are also excellent schools in Exeter such as Exeter School and the Maynard as well as Torbay Grammar Schools and Mount Kelly in Tavistock. Pitt Park is ideally located to take advantage of much of what Devon has to offer. There is excellent access to the River Dart and the South Hams which is famous for its beaches and sailing. There are outstanding walks within easy walking distance to a dozen tors, riding nearby and also wild swimming available in the pools of the River Dart. For golfers there are many courses on Dartmoor and the south coast including Bovey Castle and Thurlestone both of which offer excellent facilities. The A 38 dual carriageway is accessible at Bovey Tracey, and links with the M5 to Exeter. There are excellent rail links from Newton Abbot and Totnes as well as flights from Exeter Airport.

Lower Bonehill Farm

Set in a ruggedly beautiful spot below the stark and impressive mass of Chinkwell Tor, Lower Bonehill Farm enjoys a peaceful setting on the edge of a tiny hamlet, which is surrounded by wild, unspoilt Dartmoor countryside. The property consists of a classic group of Dartmoor buildings comprising a former longhouse together with five separate barns of varying sizes, all built from local granite with roofs of corrugated iron replacing the original thatch. The farmhouse and three of the barns date from the 16th century with the “newbie” of the group dating from as recently as two centuries later. Such groupings are very rare and unsurprisingly are all separately



listed Grade II. The farmhouse nestles into the hillside and has two storeys under a Devon slate roof. The rear faces due south, which means that the kitchen, sitting room, first floor landing and three of the five bedrooms all have southerly, far-reaching views out over the surrounding countryside. The interior is very well presented and chock full of character with well-proportioned rooms and good head height. It has retained many original architectural fittings including beams, exposed roof timbers, a magnificent, wide inglenook fireplace in the sitting room now fitted with a wood burning stove, painted/exposed stonework and studded oak plank doors. The galley kitchen is sited in a later, lean-to addition at the rear of the house and is fitted with a tiled floor, oak units under granite work surfaces and space for a range of freestanding appliances. It is also wonderfully light with three tall, south-facing windows and a part-glazed door to the garden. Upstairs off a galleried landing are a total of five bedrooms and two bath/shower rooms. The fifth occasional bedroom normally serves as a walk-through dressing room to the principal bedroom, which also has its own en suite bath and shower room. The remaining three bedrooms share the family shower room. The remaining three bedrooms share the family shower room.

Outbuildings, Garden and Grounds

Lower Bonehill Farm is set back from a little used lane that passes through the hamlet, connecting it to the B3387 and the village. It is approached via a gravel drive to a parking area in front of the house, where there is space for several cars. Scattered around the parking area are several mature broadleaf trees, a Byre and a stone outbuilding with a hayloft. The garden extends out to the west and south of the farmhouse, lying within a series of dry stone-walled former livestock enclosures. It includes a paved terrace overlooking the main lawn, further lawns, a pond, a nursery and a fringe of mixed borders. Spaced around the stone enclosures are four further stone-built outbuildings: a barn incorporating a washroom with an attached former privy and further paved seating area, a slightly larger, two storey barn bordering the west lawn and incorporating a studio and hayloft, a shippon (cattle byre) and finally a small stone barn incorporating two loose boxes. This latter barn is accessible from the property’s three gently sloping paddocks, which are also enclosed by a mix of dry-stone walling, post and rail fencing and mature field hedging. Two of the five barns could be used as a garage due to easy accessibility. In all about 3.31 acres.



Services

Mains water and electricity. Private drainage (septic tank).
Oil-fired central heating.

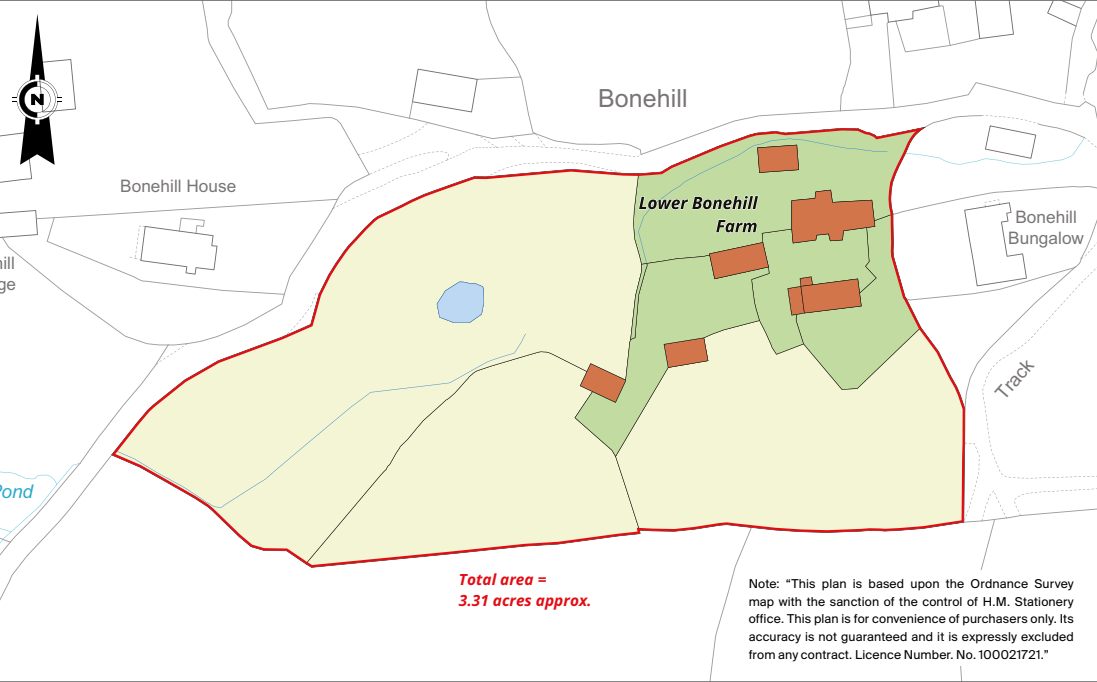
Property Information

Tenure: Freehold
Local Authority: Teignbridge District Council (www.teignbridge.gov.uk)
Council Tax: Band G
EPC Rating: D
Guide Price: £1,350,000

Directions (TQ13 7TD)

what3words: ///replayed.highbrow.ivory

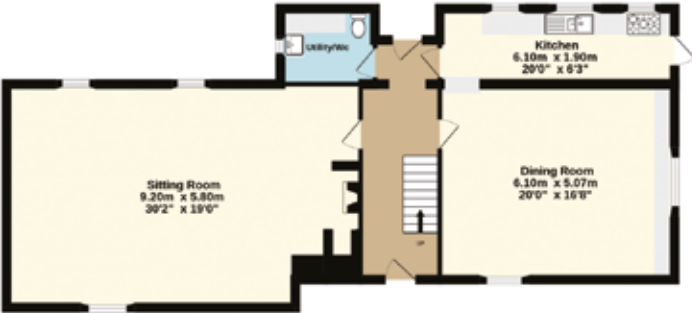
Travelling southwest on the A38/Devon Expressway, take the A382 exit signed to Newton Abbot. At the roundabout take the fourth exit onto Newton Road/A382. After two and a half miles at a roundabout next to the Bovey Tracey Fire Station, take the first exit onto Marlborough Terrace/B3387, signed to Widecombe. Continue driving along the B3387 for five and a half miles and then turn right onto an unsigned road. After a further third of a mile turn left onto another unsigned road and the driveway entrance will be found one the left about 70 yards beyond a small, thatched barn on the right.



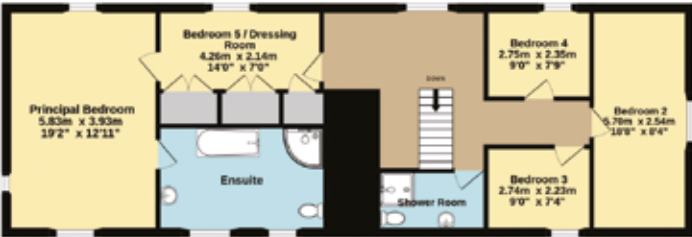
Approximate Gross Internal Floor Area:
5729 sq ft / 532.2 sq m

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.

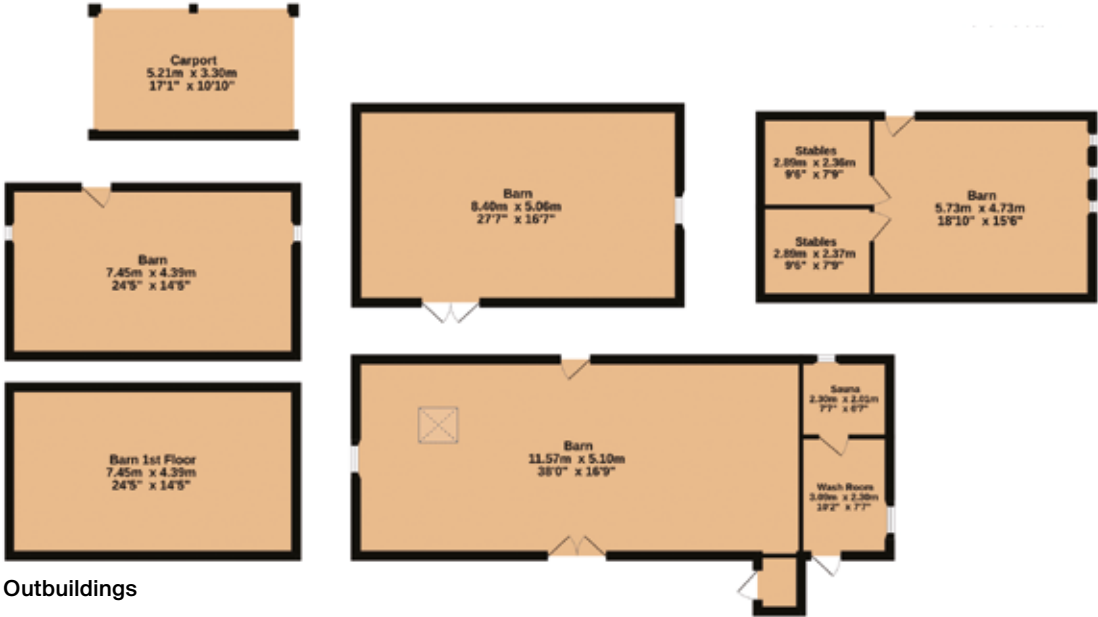
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



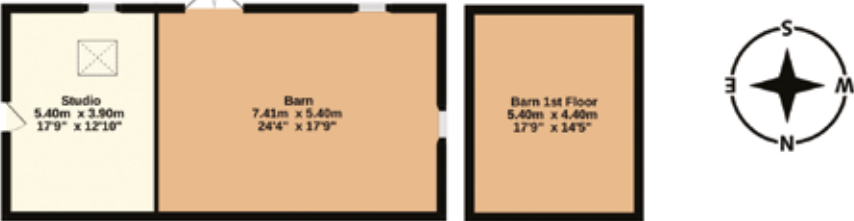
First Floor



Ground Floor



Outbuildings



Studio/Outbuilding

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.
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