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Blackaton Manor Farm DUPE



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## A Productive commercial upland farm in the heart of Dartmoor National Park

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- Modern bungalow (AOC) with 4 Bedrooms
- Traditional 3 Bed farm cottage (AOC) with 3 Bedrooms
- An extensive range of modern livestock buildings
- Traditional stone barns with potential for a range of alternative uses (STP)
- A productive run of farmland lying in a fertile basin of well drained loamy soils
- Extensive grazing land
- Attractive beech avenue close to the farmstead.
- 354.07 acres (143.28 hectares)

£3,250,000

### SITUATION

Blackaton Manor Farm is situated in the heart of Dartmoor National Park in a truly wonderful moorland setting. The nearby village of Widecombe in the Moor, has a distinctive church tower, reputed to be the tallest of any church in Devon and known as the 'Cathedral in the Moor'. Widecombe has a primary school, and two pubs, including the award winning Ruddlestone Inn. Private schools can be found in Exeter, Stover School near Newton Abbot and Mount Kelly College in Tavistock.

Being situated within Dartmoor National Park there are many beautiful, unspoilt, moorland acres on the doorstep from which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

The nearby towns of Moretonhampstead, Ashburton and Bovey Tracey have a good range of day to day amenities including restaurants, swimming pools, sports centres, health centres, primary schools, and dental, doctors and veterinary practices.

Although situated in a rural location, the farm itself is well located to access the A30 at Whiddon Down, the A38 at Ashburton and Drum Bridges, both link to the M5 at Exeter.

### INTRODUCTION


Blackaton Manor Farm offers a fantastic opportunity to acquire a mixed upland commercial farm set in a beautiful location surrounded by open moor. The farm lies in a fertile valley between 300 metres above sea level, rising to 517 metres above sea level to the east at

Hameldown Beacon on Blackaton Down.

The farm has been run as a mixed farm, supporting up to 120 beef cattle and 500 sheep, historically 180 acres has been ploughed and grown barley, triticale, swedes and maize. In recent years the grass leys have either been reseeded or direct drilled to be under sown with clover. The farm is currently entered into a Higher Level Stewardship ending 31/10/24 and there is the opportunity for a new owner to apply for either Countryside Stewardship (Higher Tier) or Sustainable Farming Incentive scheme.

The farmstead sits centrally and has good access to all parts of the farm, which includes Blackaton Manor Farm bungalow, Beech Tree Cottage and an extensive range of modern and traditional farm buildings.





**Attic**  
5.33 x 3.51m  
17'6" x 11'6"

**First Floor**

**Ground Floor**

**Utility**  
2.13 x 2.06m  
7' x 6'9"

**Bedroom 4**  
4.50 x 3.25m  
14'9" x 10'8"

**Bedroom 3**  
3.51 x 2.64m  
11'6" x 8'8"

**Bedroom 2**  
3.51 x 2.64m  
11'6" x 8'8"

**Bedroom 1**  
3.53 x 2.64m  
11'7" x 8'8"

**Sitting Room**  
6.22 x 5.33m  
20'5" x 17'6"

**Kitchen / Breakfast Room**  
4.38 x 4.04m  
14'4" x 13'3"

Approximate Area = 1529 sq ft / 142 sq m  
 Limited Use Area(s) = 74 sq ft / 6.9 sq m  
 Annexe = 1140 sq ft / 105.9 sq m  
 Total = 2743 sq ft / 254.8 sq m

For identification only - Not to scale

**Annexe First Floor**

**Annexe Ground Floor**

**Bedroom 3**  
3.07 x 1.85m  
10'1" x 6'1"

**Bedroom 1**  
4.27 x 2.84m  
14' x 9'4"

**Bedroom 2**  
3.33 x 2.39m  
10'11" x 7'10"


**Sitting Room**  
4.24 x 3.40m  
13'11" x 11'2"

**Scullery**

**Boot Room**  
5.11 x 2.82m  
16'9" x 9'3"

**Kitchen / Breakfast Room**  
5.57 x 5.11m  
18'3" x 16'9"

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1115406

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| Energy Efficiency Rating                                   |  | Current | Potential                      |
|--|--|---------|--------------------------------|
| <small>(Not a target) A</small>                            |  |         |                                |
| <small>(B1-B3)</small>                                     |  |         |                                |
| <small>(B4-B7)</small>                                     |  |         |                                |
| <small>(C1-C4)</small>                                     |  |         |                                |
| <small>(D1-D4)</small>                                     |  |         |                                |
| <small>(E1-E4)</small>                                     |  |         |                                |
| <small>(F1-F4)</small>                                     |  |         |                                |
| <small>(G1-G4)</small>                                     |  |         |                                |
| <small>Net energy efficient - higher scoring coats</small> |  |         |                                |
| <b>England &amp; Wales</b>                                 |  |         | <b>EU Directive 2002/91/EC</b> |

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