



W H I T S T O N E F A R M

Whitstone Farm

Brentor, Tavistock, Devon, PL19 0NH

- Tavistock 4.5 miles
- Plymouth 20 miles
- Exeter 36.5 miles
- A30 at Sourton 10 miles

A charming residential farm with views to Brentor and Dartmoor

- Traditional farmhouse with a south facing aspect
- Stone Barn and Modern Agricultural buildings with potential for alternative uses (STP)
- Stable Block with 5 stables
- South facing pasture and woodland
- Council Tax – Band D
- EPC - Band G
- Tenure - Freehold
- Offered for sale as a whole or 2 in lots

In all 49.29 acres (19.93 Hectares)



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Situation

Whitstone Farm is located in a private location close to the Dartmoor village of Brentor, with open moorland at Black Down Common nearby. The property enjoys considerable privacy and has views to Brentor Church. The thriving market town of Tavistock is only 4.5 miles away, offering a superb range of shopping, recreational and educational facilities. Plymouth is 20 miles to the south and Exeter lies some 36 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

Introduction

Whitstone Farm totals approximately 49.20 acres (19.93 hectares) and is approached via its own drive with views looking over the West Devon countryside towards Brentor.

Surrounded by its own land the farmhouse is of stone construction with part vertical slate elevations, UPVC windows and a slate roof, and is a comfortable family home.

There are a range of versatile, modern, traditional buildings and stabling, ideally suited for agricultural and equestrian uses. (Potential for alternative uses, subject to planning.)

The predominantly south facing land is a mixture of level and gently sloping grassland and along the southern boundary runs a strip of woodland with a pond.

Whitstone Farm is offered for sale as a whole or in two lots.

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Lot 1 Whitstone Farm: house, buildings and land (11.61 acres)

The Farmhouse

The conservatory (uPVC) leads to the front door, opening into the sitting room, fitted with bespoke bookshelves and cupboards. The snug is fitted with bookshelves and a stone fireplace housing a wood burner. The kitchen/breakfast room is fitted with an Aga, range of base and wall units and an under-stairs cupboard. French doors from the kitchen open out into the garden. Back door opens into a boot room, leading through to the cloakroom with WC, wash hand basin, shower unit (not in working order) and plumbing for a washing machine.

On the first floor there are three double bedrooms, two fitted with built-in wardrobes and shelving. The bathroom is fitted with a bath, WC and wash hand basin. Airing cupboard with hot water tank.

Stairs lead up to large attic (no Building Regulations for the stairs or use other than an attic).

Garden & Grounds

Lawned gardens and planted flower beds surround the house, split over three different levels.

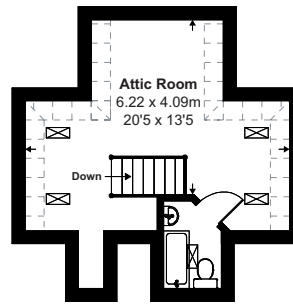
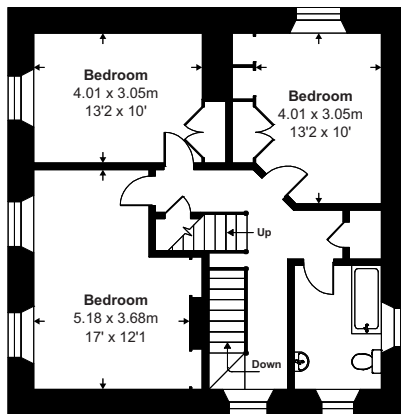
Attractive mature trees including beech and Douglas Fir surround the property.

The garden includes greenhouse, pump house housing water pump, and timer. Former kitchen garden with fruit cage. Fruit orchard.

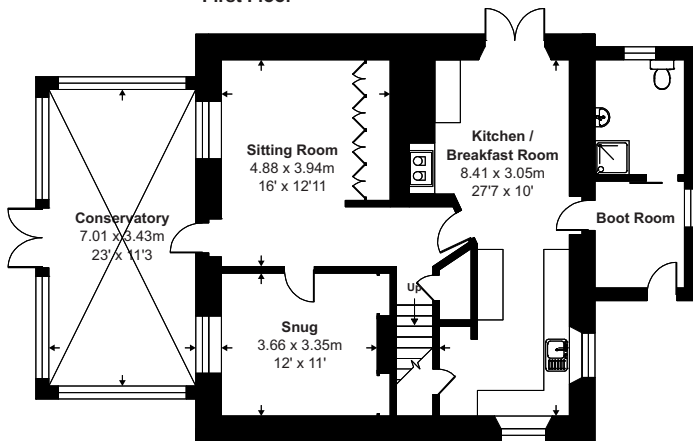
All granite water troughs and granite toadstools are included in the sale. The sundial statue is excluded.



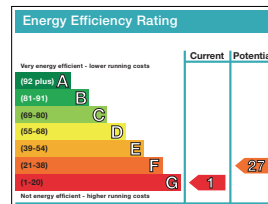
W H I T S T O N E F A R M



Second Floor



Ground Floor



Outbuildings

Stone barn with loft (4.65m x 4.60m) with corrugated roof. Used as a workshop.

Modern agricultural building (31.0m x 16.81m). Steel frame with concrete panel, timber and metal clad elevations under clad roof.. Fitted with internal livestock pannage.

Yard area with cattle race and cattle crush.

Stable block. Timber construction under metal corrugated roof. 5 stables, sited on a concrete base.

Feed and Tack room of timber construction.



Top Farmyard Area

Livestock Barn (17.75m x 7.30m) Timber framed with corrugated and timber elevations under clad roof.

All the buildings offer potential for alternative uses, subject to planning.

Land

The Land surrounds the farm divided into a number of paddocks and runs down to the a small stream on the southern boundary.



Lot 2 Land to the west of Whitstone Farm: 37.68 acres

Productive and attractive run of grassland with a strip of woodland running along the south boundary with a pond. The land is a mixture of level and sloping pasture with a field shelter in OS 9685. Within the woodland is the mine entrance, please do not enter.



General Remarks

Services

Lot 1

Private water from a well.

Mains Electricity:

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

PV panels.

Telephone/ Broadband: Standard is available (Ofcom)'.

Mobile Coverage/Signal Mobile coverage likely available inside & outside with EE, not O2, Three and Vodafone (Ofcom)

Lot 2

No services connected. Natural water from stream.

Tenure

Freehold.

Access

Direct access from the public highway.

Public Rights of Way

There are no public rights of way across the land.

Local Authority

West Devon Borough Council –
www.westdevon.gov.uk

Basic Payment

BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

Schemes

The farm is entered into Countryside Stewardship Agreement ending 31/12/2027. Further details from the agents.

As part of the purchase of the farm the purchaser will undertake to take over the remaining term of the scheme.

Moorlands Grazing Rights

The land has commons rights to graze CL0010 Bowden Down – further details form the agents.

Designations

The property lies within an area that contains Radon gas.

The property is situated within a area that has witnessed historical mining activity. Situated in Lots 1 and 2 is a former manganese mine. A recently commissioned mining site walkover report is available from the agents.

Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Wayleaves, Rights of Way etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans & Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

The buyer of Lot 1 will be required to erect, & maintain a new Boundary between points A to B, to be completed within 6 months of completion.

Directions

From the A30 Sourton Cross junction take the A386, signposted to Tavistock. Continue along this road until reaching Lydford, turn right, signposted Brentor. Continue along this road through the village of Lydford past Lydford Gorge then turn right, signposted Liddaton. Continue along this road for approximately ¾ mile until reaching the 1st junction, bear left, signposted Chillaton. Continue for approximately 0.2 of a mile and the entrance to Whitstone Farm can be found on the left-hand side.

WHATTHREEWORDS: ///reckoned.stubbed.contexts

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Disclaimer

Important: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

