



Linscott Farm







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Moretonhampstead, Newton Abbot, Devon, TQ13 8PS

Chagford 4.2 miles; Okehampton 14.2; Newton Abbot 14.3 miles; Exeter 15.8

A fantastic country property with superb equestrian facilities in an idyllic setting with 77 acres and far reaching rural views

- Superb unlisted six bedroom farmhouse
- Integral one bedroom annexe
- One bedroom holiday cottage with a range of stone barns for future development
- American barn with 9 loose boxes and 120' x 60' outdoor school
- Fantastic entertaining areas outside with fruit and vegetable gardens
- About 77 Acres of pasture and woodland
- Freehold sale
- EPC Band E and Band C

Guide Price £2,950,000

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SITUATION

Linscott Farm is within the Dartmoor National Park and only 3 miles from the regarded town of Chagford to the west of the property, which is well renowned for its selection of local independent shops. Just outside the town of Moretonhampstead, this market town provides most everyday facilities - church, primary school, health centre, hospital, library, Post Office, an excellent range of shops, hairdressers, The White Hart Hotel, an Arts Centre, swimming pool, sports centre and a number of inns. Moretonhampstead is known as 'The Gateway to the High Moor'. Bovey Castle, at just 2.5 miles from the property, has been extensively refurbished in recent years, and comprises a superb country house hotel, with an 18 hole golf course, tennis courts, squash courts, facilities for archery, a spa and excellent restaurant.

The county town and cathedral city of Exeter, about 16 miles away, offers a comprehensive range of educational, recreational, cultural and shopping facilities. There are a number of excellent independent schools in Exeter, including Exeter School (boys and girls), and The Maynard School (girls).

DESCRIPTION

Formerly owned by Hon. W.F.D. Smith, later Lord Hambleton, son of W.H. Smith, founder of W.H. Smith and Sons, Linscott was his Manor between 1892 and 1928. During his tenure, he constructed several farmsteads, and Linscott Farm stands as a model 'Hambleton' farm, retaining many original structures. The granite stone house, dating back to 1897-1899, has been meticulously restored by the current owner. The 4,123 sqft farmhouse and annex feature Accoya windows, Alumasc guttering, and luxurious fittings from Lefroy Brooks, Perrin & Rowe, and Fired Earth. Stone outbuildings form a charming courtyard, with a one-bedroom holiday cottage. The property encompasses 77 acres, offering scenic views, equestrian facilities, a shepherd's hut, and the potential for livestock or tourism ventures.

ACCOMMODATION

Upon entering, a porch guides you into the inner hall of this meticulously updated property. The snug boasts wide timber-planked floors and a stable door leading outside, while steps descend to the boot room housing the wood-fired renewable heat system and a 300-litre heat store tank. Limestone-tiled floors cover the entrance hall and several principal rooms, some with solid oak or elm. The house, tastefully redecorated, rewired, and replumbed with underfloor heating throughout most of the downstairs room. The house features Accoya double-glazed units for doors and windows. There is an abundance of characterful features with the drawing room displaying ornate details, a panelled timber wall, and a marble surround for the wood-burning stove. The dining room opens onto a garden with panoramic views, featuring a marble fireplace over a wood-burning stove. The well-fitted kitchen connects to a gravelled patio and includes a Lacanche range and an electric 4-oven Aga. Upstairs, accessed by two staircases, the bedrooms offer cast iron fireplaces, slipper rolltop baths, and en-suite facilities, all with breathtaking views of Dartmoor National Park.

ANNEXE

The self-contained one-bedroom annexe at Linscott Farm, accessible independently from the courtyard or via an interconnecting door from the dining room, features a slate floor throughout. The kitchen is equipped with a Belfast sink and a freestanding electric cooker with washing machine plumbing. The sitting room boasts a vaulted ceiling, original exposed timbers, French windows leading to the garden, and a wood-burning stove on a slate hearth. Adjoining is a bathroom with a ball and claw foot bath, and a vaulted double bedroom with exposed timbers.





LINSCOTT BARN

Recently converted by the owner, the barn offers an open-plan space with original parquet flooring. It includes a Woodwarm wood-burning stove, handmade Neptune kitchen units, a Smeg range, and a Villeroy and Boch sink. The barn also features a double bedroom with a vaulted ceiling, Velux oak windows, and a connecting shower room with a spacious walk-in shower.

OUTSIDE

The magnificent grounds at Linscott Farm have undergone a complete transformation while preserving their original charm. A vast gravelled area extends from the kitchen and entrance porch, leading to upper and lower level lawns bordered by a beech hedge. A gate from the upper area opens to fields and a pergola adorned with a mature wisteria and a climbing rose. Above the house, a stunning patio area with massive granite outcrops provides an expansive outdoor kitchen entertaining space, featuring lighting customized by the vendor. The vegetable garden boasts raised beds and useful outbuildings, while pleached fruit trees, patios, and mature trees adorn the landscape. There is a natural swimming pond about 12m x 9m with a raised decked area.

The shepherd's hut, with a wood-burning stove and oak windows, overlooks an outdoor school and a gravelled patio. Surrounding the property's serene landscape is approximately 77.36 acres of agricultural land, offering seclusion and privacy. Traditional stone barns present opportunities for further development possibilities. The land benefits from water troughs, a private borehole, and natural springs, ensuring its agricultural and equestrian potential. There is a 120ft x 60ft outdoor school.

SERVICES

Mains electricity. Private borehole water with UV and filtration system. Private drainage. A Froeling Biomass boiler for central heating and hot water. The vendor is fitting a Grant oil fired boiler to the main house and annexe which replaces the biomass boiler. Linscott Barn has LPG fired central heating, also being replaced with a separate Oil fired boiler, there is LPG for the gas burner hobs in the kitchen. The vendor is in the process of connecting an oil fired boiler to the house and annexe. According to Ofcom good mobile coverage outside is available at the property. Internet is via a 4G Airband service providing good internet coverage

DIRECTIONS

From the A38 continue on the A382 passing Bovey Tracey to Moretonhampstead. Continue through Moretonhampstead towards Chagford and at the mini-roundabout turn right at Chagford Cross to Howton, and then the almost immediate 1st left signposted to Howton. Follow the signs to Howton, and at Howton Cross turn left, passing Great Howton on the right. At the next junction, turn right taking the righthand fork and follow this lane for a mile, where Linscott Farm is found on the righthand side. Continue up the private gravel drive to the spacious parking and turning area at the rear of the house.



Approximate Gross Internal Area = 383.0 sq m / 4123 sq ft
 Outbuilding = 795.7 sq m / 8565 sq ft
 Total = 1178.7 sq m / 12688 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037407)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



