



Beards Farmhouse



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Lower Coombe, Buckfastleigh, TQ11 0HT

Buckfastleigh 3 miles; Totnes 9 miles; South Brent 9 miles;

A charming Grade II Listed Devon longhouse with landscaped gardens set in a sheltered combe within the Dartmoor National Park

- No onward chain
- Character features
- Landscaped cottage gardens and orchard
- Grounds of about 0.85 acres
- Freehold
- Grade II Listed farmhouse in superb condition
- Four bedrooms including one with en suite
- Garage block with storage rooms and parking
- Peaceful Dartmoor setting
- Council tax band F

Guide Price £975,000

## SITUATION

The property enjoys a peaceful position in the hamlet of Lower Coombe, surrounded by rolling countryside on the edge of Dartmoor National Park. The area offers superb walking and riding, with the village of Scoriton and its pub just a short stroll away.

Buckfast and Buckfastleigh provide everyday amenities, while Totnes, about six miles distant, offers a thriving market town with mainline rail services to London. The A38 Devon Expressway is close by, giving fast access to Exeter, Plymouth and the M5.

## DESCRIPTION

Beards Farmhouse is a handsome Grade II Listed Devon longhouse, beautifully presented throughout and blending period character with modern comfort. The traditional cross passage with original timber panelling and muntin screen sets the tone, while a granite fireplace, exposed beams and flagstone floors add to the sense of history.

The layout is versatile, with a snug and adjoining shower room that can form a self-contained suite with its own entrance. All complemented by cottage-style gardens with quiet spots by the River Mardle, together with a detached garage block that includes a workshop, store and an upper floor room providing useful space for hobbies or storage.



## ACCOMMODATION

The cross passage entrance hall, with its historic timber panelling and muntin screen, leads to the main sitting room, a generous reception space with an inglenook granite fireplace with bread oven, window seats and access to a light and airy office. On the other side of the hall is the snug / bedroom 4, a cosy room with exposed beams that could also serve as a ground floor bedroom. With its direct link to the utility and shower room, and its own entrance door, this part of the house can create a self-contained suite for guests, extended family or independent living.

The kitchen and dining room, fitted with a quality Barnes of Ashburton kitchen, form the heart of the home. This space has been cleverly extended with a vaulted glazed roof and French doors that open directly onto the gardens, creating a bright and welcoming area for everyday life and entertaining.

Upstairs there are three double bedrooms, each full of character, including a generous principal suite with fitted wardrobes and a large en suite bathroom. The remaining bedrooms are served by a well-finished family bathroom.

## OUTSIDE

The property is approached directly onto a gravel driveway with ample parking and turning space. The detached garage block stands to one side and incorporates a large workshop, a store room and an upper floor store, providing useful space for storage or hobbies alongside the practical garaging.

The gardens are beautifully landscaped, with a cottage-style front garden edged with stone walling and planting that frames the house. To the rear and side, mature lawns are interspersed with established fruit trees, borders and seating areas that take full advantage of the peaceful setting. Beyond the gardens the land leads to an orchard and runs down to the River Mardle, creating a natural and picturesque boundary. In all the grounds extend to about 0.85 acres.

## SERVICES

Mains electricity and water. Shared private drainage. Oil fired central heating. Solar panels are installed on the garage roof.

According to Ofcom, variable outdoor mobile coverage and Ultrafast broadband of speeds up to 900mbps available.

## DIRECTIONS

From the A38 at Buckfastleigh, follow signs to Buckfast Abbey and continue up the hill. At the top, turn right towards Holne and after about 1.9 miles take the left at Hawsons Cross. Follow the road downhill and at the bottom turn right. The property will be found on the left after about 200 yards.



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                                 |         | 77                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 59      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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