

SAWDYE & HARRIS
CELEBRATING 175 YEARS

PINMOOR FARM

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MORETONHAMPSTEAD, DEVON, TQ13 8QA

Moretonhampstead 2 miles, Chagford 4 miles, Exeter 13 miles
(all distances and times are approximate)

Five Bedroom Farmhouse	Attached Annexe
Courtyard of traditional stone buildings	All weather Arena
Ideal Equestrian holding	In all 43 acres (17.5 hectares) including a Dartmoor Tor



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Welcome

Pinmoor Farm comprises a secluded Dartmoor farm of 43 acres with excellent equestrian appeal and much potential, subject to planning. The South facing period Farmhouse comprises five bedrooms, three bathrooms and three reception rooms and enjoys views to Mardon Down.





Pinmoor is believed to date from the late 1800's (likely replacing earlier buildings) when it formed part of the North Bovey Estate. The original double fronted farmhouse has been extended, creating a superb family home. At the rear of the house is an enclosed yard of stone buildings on four ranges, providing stabling and storage. The range attached to the house has been developed into a modern annexe, used as ancillary accommodation. The remaining stone buildings offer scope for further development, subject to planning permission.





The House

The shared private drive leads around to the rear of the house bringing you into the courtyard of buildings. A front door takes you in to the entrance porch with glazed door opening into the hallway with staircase to first floor. The sitting room with large brick open fireplace with inset wood burner on stone hearth has a wonderful feel to it, with a southern outlook and views to Mardon Down in the distance.

Limmer



The south facing dining room has similar views and open fireplace with ornamental wooden mantelpiece over. There is further living room space with views and French doors on west side to patio, as well as partly exposed stone walls. The rear hallway boasts a flagstone floor with back door to the courtyard. There is a shower room and Utility room with door to outside. A boot room and doors leading to the adjoining Annexe.







The farmhouse kitchen with fireplace and wood burner, range of oak-fronted cupboards and drawers and space for range-style cooker and dish washer is the heart of the home.





To the first floor, Bedroom one faces south with views across to Mardon Down. Bedroom Two is another good sized room on the south side with similar views. Bedroom Three faces east whilst bedroom Four has an outlook to the attractive courtyard, off which is an en suite shower room. The main bedroom comprises a dual aspect room with far reaching southerly views to Mardon Down and a westerly aspect over the farm up to the Common. There is an en suite bathroom with bath with shower over, wash basin and WC.



There is also a Family bathroom with double ended bath with shower attachment, separate shower cubicle, WC and wash basin.





The Annexe

The Annexe was converted in 2011 and now offers self-contained, well-appointed living space with under-floor heating. There is an open plan kitchen/living room with vaulted ceiling and opening to the living space with wood burning stove.







A stunning bedroom with vaulted ceiling and built-in wardrobes is located to the far end. There is a modern wet room with shower, WC and wash basin. The annexe has an outlook to the east over the courtyard and has it's own entrance. Ideal for independent living on one level or with potential for an income.







The Farm Buildings there is a fabulous range of mainly 'Hambleton' buildings (erected by the Viscount Hambleton of W H Smith fame, who created numerous farmsteads on Dartmoor). The buildings are of local granite stone with brick quoins and natural slate roofs. These lie on three sides of the courtyard with the fourth side having been converted to the annexe referred to above. The north range is some 27m in length and provides 5 loose boxes and feed store with substantial lofts over. The east range has a further 2 loose boxes and a 3-bay, open fronted hay barn. The south range is a large principal barn used for storage and garaging. Adjacent to the south range is a further range of lockable stores and an open fronted machinery store (12m x 6.79m). 3-bay, timber framed farm building (13.4m x 7.13m).



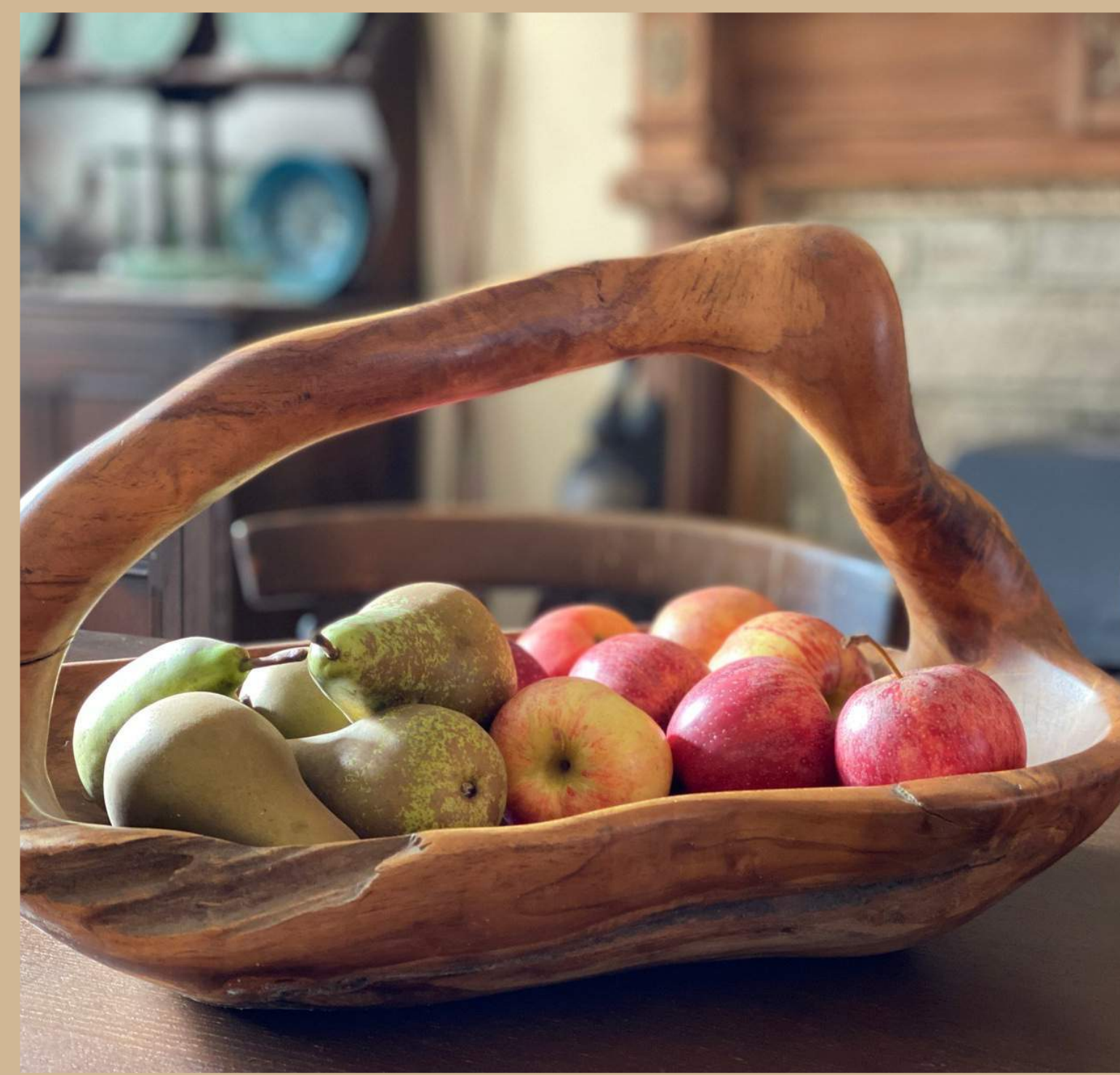




To the south of the house is a rubber and sand surface, all-weather arena (30m x 40m approx)



*"A versatile home, with the opportunity to
build your dream!"*



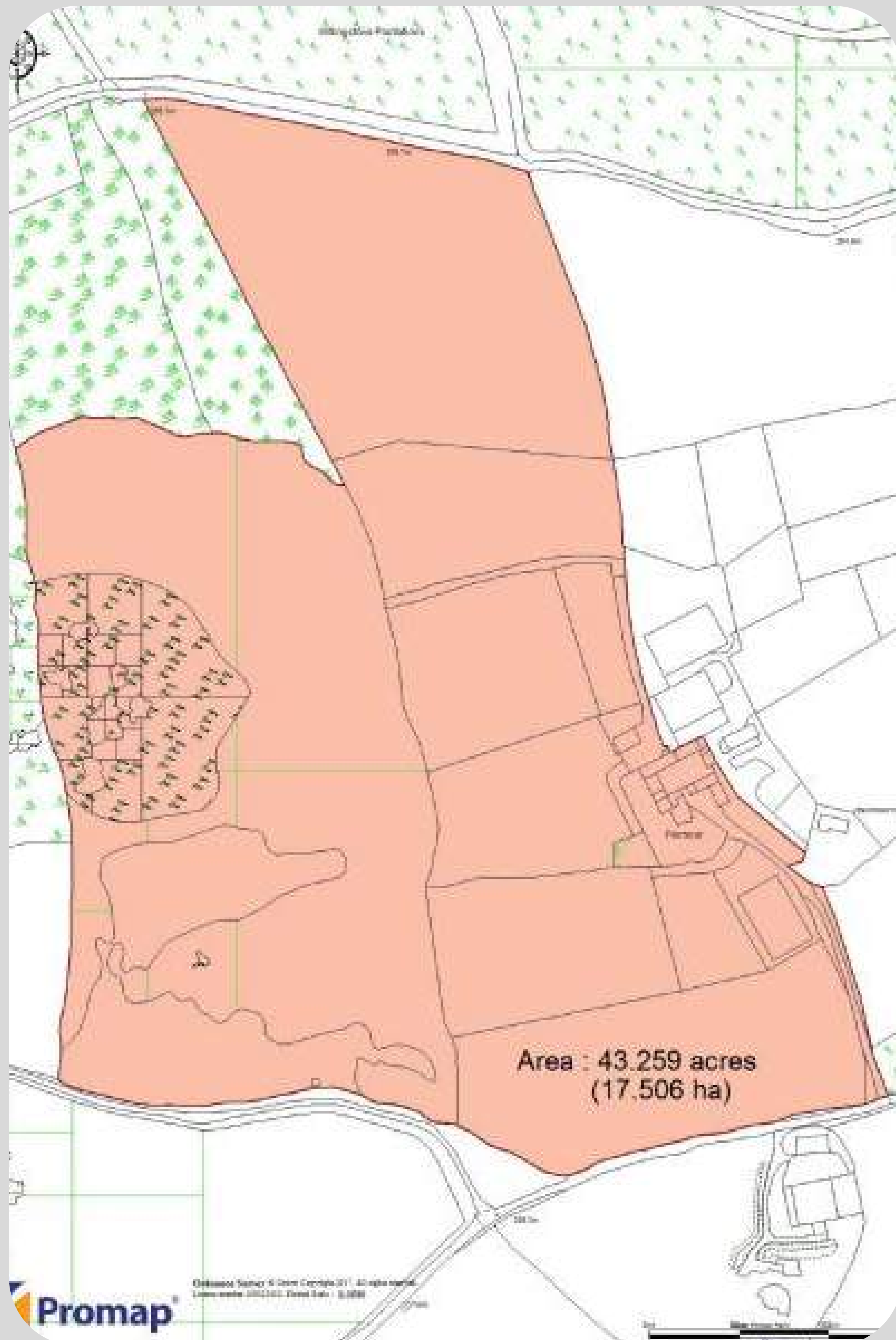
There is a large garden, mainly laid to lawned, on the south and west sides of the house including a paved patio area. Wonderful views are enjoyed from the gardens across to Mardon Down and Common with its own Tor (Pin Tor).





THE LAND

The land lies on three sides of the farmstead. There is a field to the front subdivided into 4 paddocks with electric fencing. There is a middle field on the west side and then a back field which has frontage to the council road, divided into three. To the west of the productive farmland is an enclosed area of moorland with its own tor (pin tor) which provides a magnificent haven for wildlife with gorse, bracken and rough grazing plus a mass of bluebells in spring. This area only is within the right to roam.





OUT AND ABOUT



Pinmoor Farm is situated in a rural location on the north–eastern fringe of the Dartmoor National Park, near the Teign valley. The popular town of Moretonhampstead is just over 2 miles whilst the stannary town of Chagford is 4 miles, both towns providing a good range of local facilities. Desirable villages in the locality include Drewsteignton and Dunsford. There is excellent walking and riding right on the doorstep with nearby footpaths and bridleways to explore Dartmoor. The cathedral and university city of Exeter (13 miles) is easily accessed, near which is the M5 motorway and Exeter International Airport.

FLOORPLANS

Total Area 310.4m² / 3,342ft² (excluding outbuildings)







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To view Pinmoor Farm call 01364 652652 | Email: katie@sawdyeandharris.co.uk

