



Moorcott Farm, Buckfastleigh

SAWDYE
CELEBRATING



HARRIS
175 YEARS





Originally constructed in the 1960s but altered and extended over the years, Moorcott Farm now offers a fabulous Dartmoor smallholding in a superb valley setting.

In all extending to some 44.8 acres (18.1 hectares) together with a modern farm building, kennels, car port and storage.





Steps down from the parking area, lead to the ENTRANCE HALL, arriving at the rear of the house and passing through the moorland gardens. The SITTING ROOM is located off to one side and as soon as you enter you are struck by the fantastic views ahead of you, across, the garden, paddock, pond, fields and woodland beyond. This is a lovely space, being light and bright and a dual aspect as well as being fitted with a wood burner set in to a granite fireplace.





Head back through to the DINING ROOM with patio doors leading out to a patio seating area adjacent to the house - this is a great room to enjoy family celebrations.

The KITCHEN/BREAKFAST ROOM again offers a wonderful outlook. Fitted with a range of floor and wall mounted kitchen cupboards, BOSCH electric hob and oven and space for dishwasher and fridge/freezer.

A modern fitted SHOWER ROOM is also located on the ground floor.





Follow to the FAMILY ROOM with an outlook over the moorland gardens. With high level Velux windows and patio doors this is another light space ideal for family living. Situated off is a BOOT ROOM/PORCH with built-in storage.

From here stairs to one side give access to the MAIN BEDROOM.



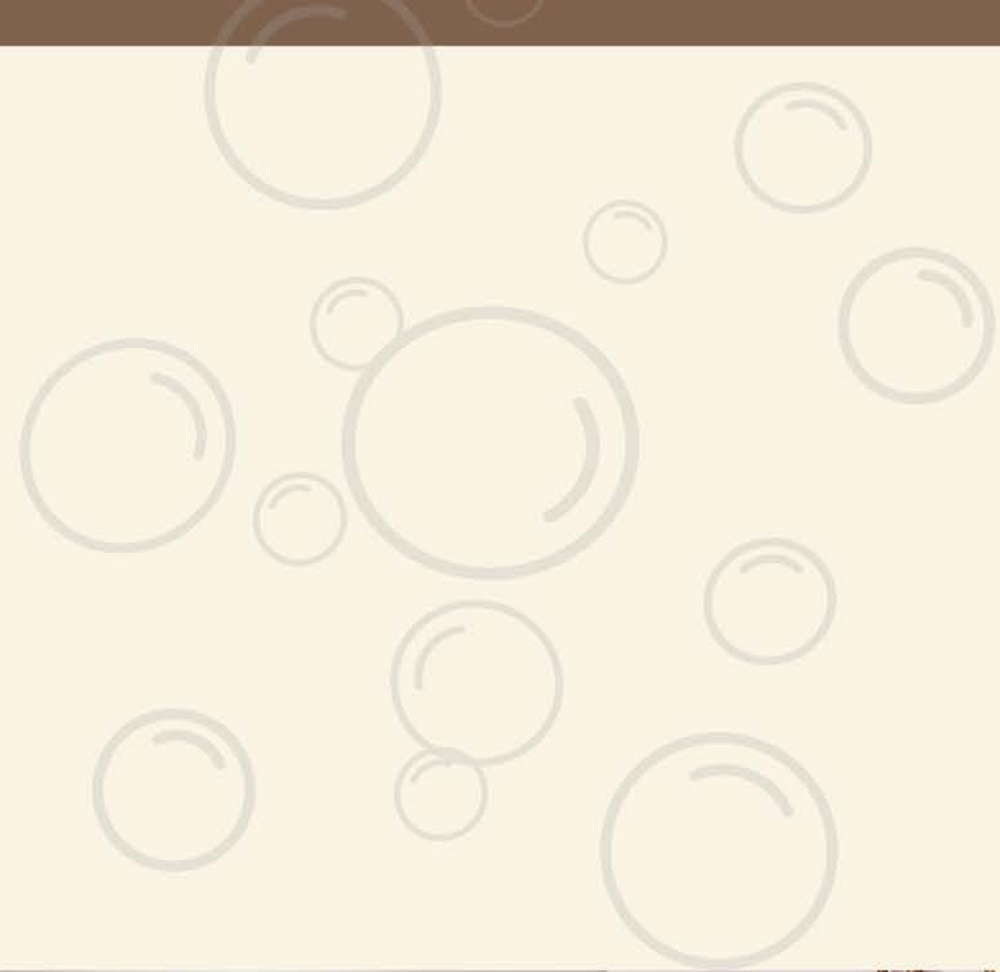


BEDROOM ONE offers fabulous views, built-in storage and EN SUITE BATHROOM.



A second staircase from the entrance hall leads you to the FIRST FLOOR where there are TWO FURTHER BEDROOMS and a FAMILY BATHROOM. There is useful built-in storage along the landing.







There is self-contained ANNEXE which could be incorporated within the main house by using the connecting door from the Kitchen. This would give you two further bedrooms making the overall residence some five bedrooms in all.









Outbuildings

A general purpose, 6 bay barn sits close to the house with openings to the side and sliding door to the rear. There is water and electric to the barn.

KENNELS are located adjacent to the house together with a CAR PORT and timber store.



Not to scale - For identification purposes only

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OS Number	Description	Acres	Hectares
5580	Permanent pasture	est 6.57	2.65
7585	Permanent pasture	2.10	0.85
8684	Permanent pasture	2.06	0.83
8980	Garden, Pond and Pasture	2.09	0.84
7365	Yard, Building and pasture	1.92	0.77
9168	Permanent pasture	4.2	1.7
9558	Permanent pasture	7.60	3.07
8547	Permanent pasture	2.72	1.1
6755	Permanent pasture	8.84	3.6
8573	Bungalow and garden	0.15	0.06
9575 pt	Permanent pasture	est.50	0.2
9977	Part Christmas trees	4.76	1.92
1071		1.23	0.49
	TOTAL	44.8	18.1

The Land

The land is mainly in two blocks, one adjoining the driveway and containing the main barn, the second on the other side of the bungalow. The land lies level or slopes down the valley.

The farm has common rights registered for up to 237 sheep, 49 cattle or ponies in three registrations on Buckfastleigh West Moor and the Forest of Dartmoor.

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Moorcott Farm, Buckfastleigh, TQ11

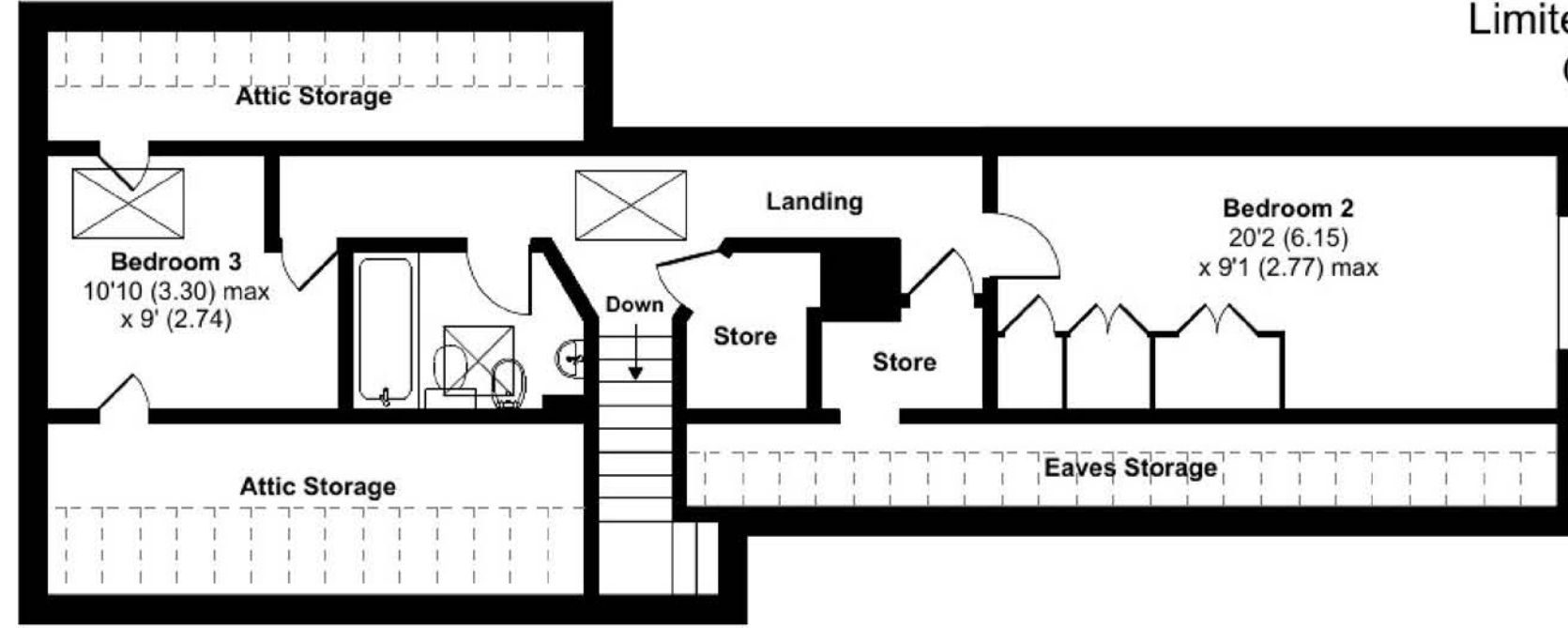
Approximate Area = 3063 sq ft / 284.6 sq m (excludes carport / storage area)

Limited Use Area(s) = 321 sq ft / 29.8 sq m

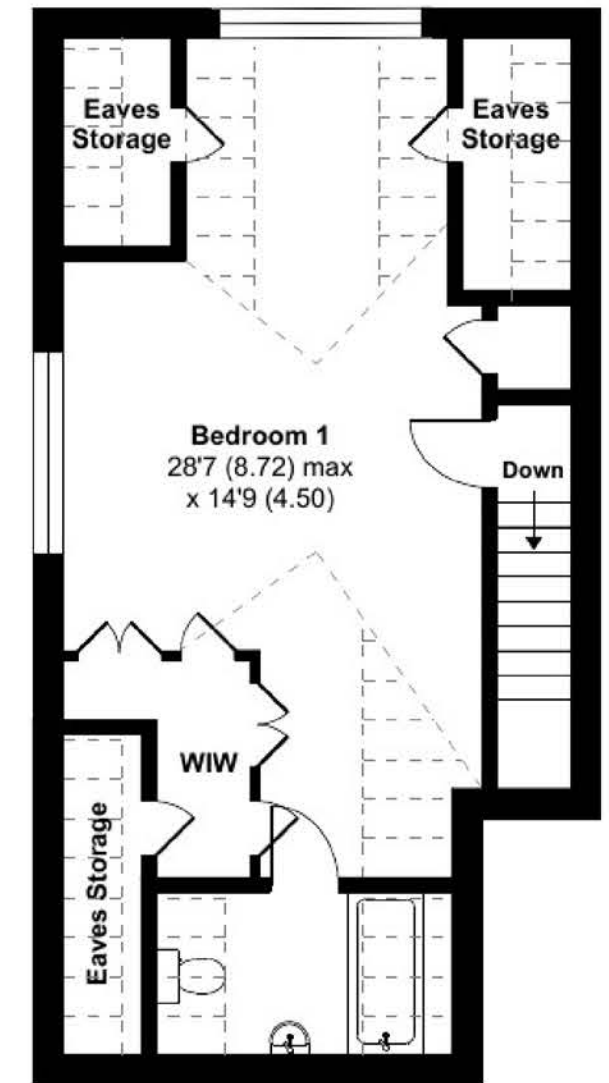
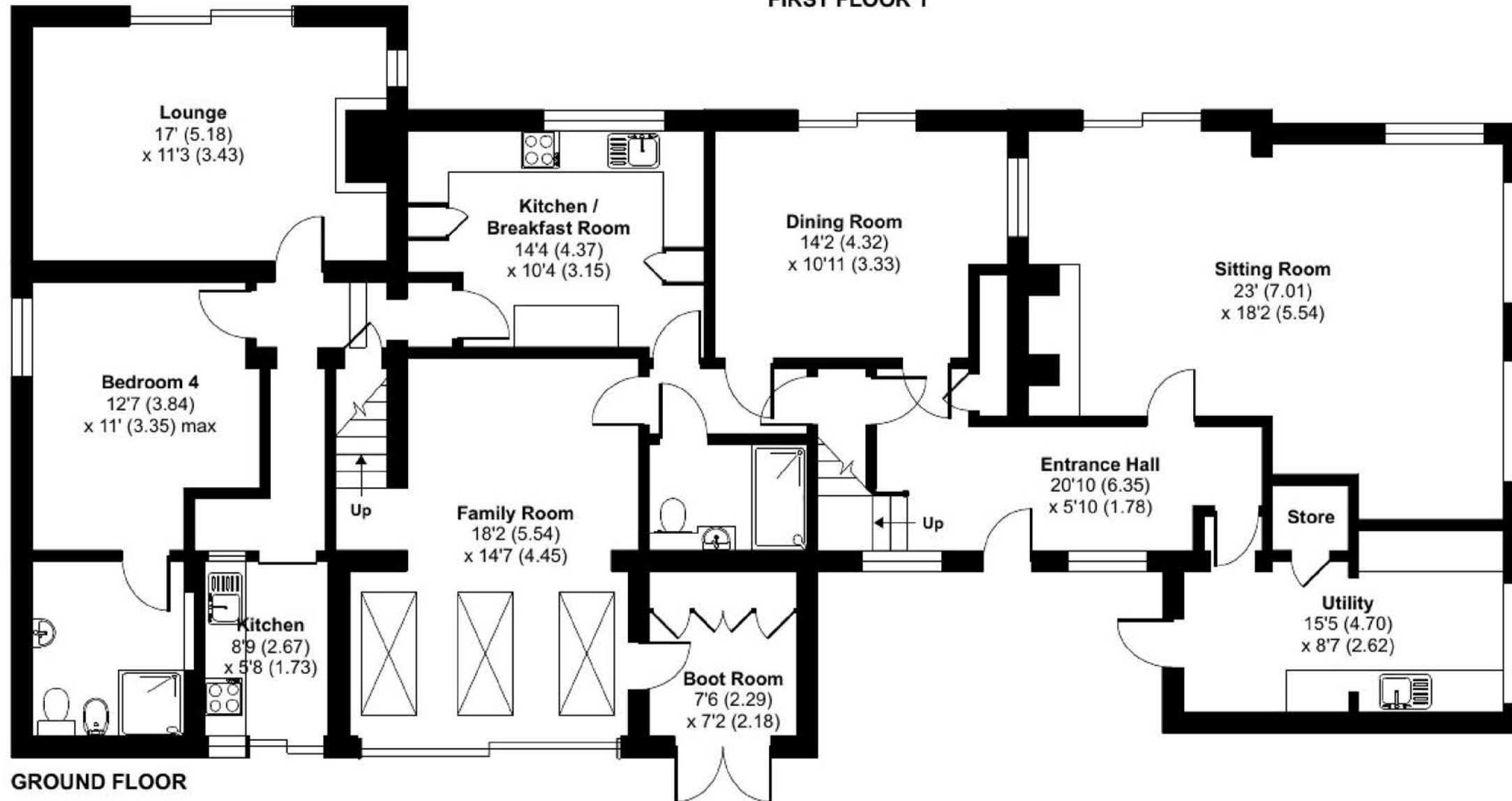
Outbuildings = 5292 sq ft / 491.6 sq m

Total = 8676 sq ft / 806 sq m

For identification only - Not to scale



Denotes restricted head height



Moorcott Farm, Buckfastleigh, TQ11

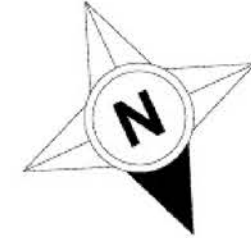
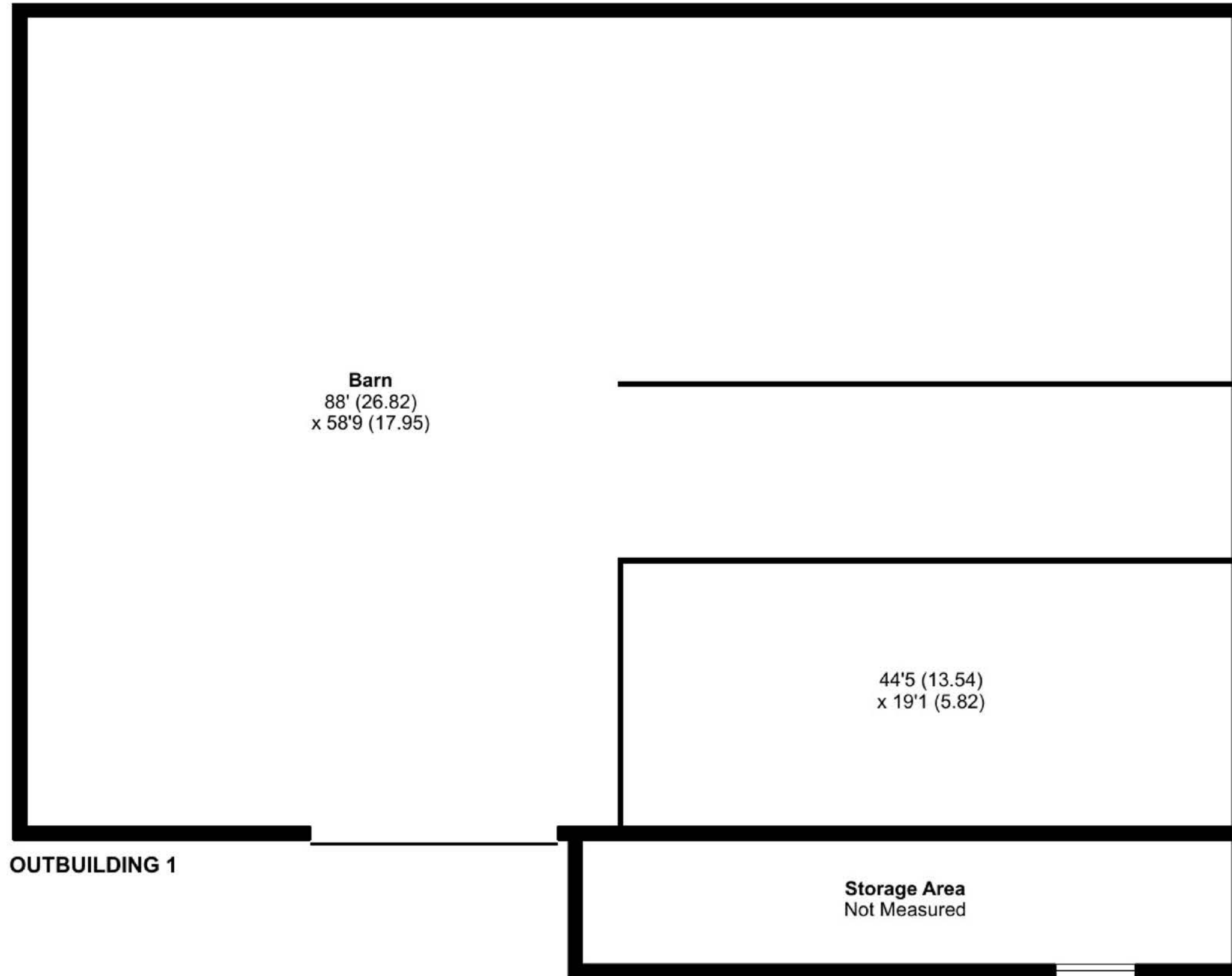
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OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1090131



Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - G

EPC

Main House - E

The Annexe - D

SERVICES

The property has mains electricity. The property is heated by way of an oil fired central heating system, there is private water and private drainage via a Water Treatment plant which we are advised complies with current regulations.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652
Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



Important Information

RIGHTS, EASEMENTS ETC

The property is sold subject to and with the benefit of all right of way (whether public or private) light, support, drainage, water supplies and other rights and obligation, easement, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks and Information Particulars or Special Conditions of Sale or otherwise and subject to all outgoing or charges connected with or chargeable upon the property whether mentioned or not.

PLANS, SCHEDULES, PARTICULARS, ETC

The information contained in these particulars is produced for the convenience of prospective purchasers and the accuracy is thereof no way guaranteed. The purchaser will be deemed to have satisfied himself as to the quantity, quality and otherwise any other error, omission or misstatement shall not annul the sale nor entitle either party to compensation, not in any circumstances give grounds for any action at law.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme entitlements included with the sale of the land.

GENERALLY

Sawdye and Harris for themselves and for the vendors of this property, whose agents they are give notice that: -

1. The particulars do not constitute an offer of a contract or any part of an offer of a contract.
2. All statements contained within these particulars as to the property are made without responsibility on the part of the agents or of the Vendors.
3. None of the statements contained in these particulars as the property are to be relied upon as statements or representation of fact.
4. Any intending purchaser must satisfy him/her/themselves by inspecting or otherwise as to the correctness of each of the statement contained in these particulars.
5. The vendor does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.



About... Scorrition

Scorrition is a beautiful Dartmoor village with a popular pub, and one of the few farms left in England licensed to sell milk straight from the cow. Close by is the village of Holne, which has a thriving community owned village shop and tea room as well as a village pub whose premises date back to the 14th century.

Buckfastleigh is some two and a half miles away. This tranquil town has a history connected with the woollen industry, but it is best known for the nearby Buckfast Abbey and the South Devon steam railway which runs along the River Dart to the sought-after town of Totnes which is about 10 miles away and known for its Norman castle and eclectic mixture of shops and restaurants.

Ashburton also offers an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. There are also excellent transport links being approximately 7 miles from Totnes and Newton Abbot with their direct rail links to London Paddington and Plymouth. The town also lies just off the A38 Devon Expressway giving easy access to Plymouth and Exeter and the M5 beyond.



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Moorcott Farm, giving you the chance to discover modern family living in a sought after location, within the heart of the Devon Countryside.

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