



Moorcott Farm, Buckfastleigh

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175 YEARS



## A Unique Smallholding with 13 Acres, Outbuildings and Annexe in an idyllic Dartmoor Setting



Set in a sheltered valley on the edge of Scoriton, Moorcott Farm is a rare opportunity to acquire a smallholding of approximately 13 acres, with a characterful farmhouse, flexible accommodation, a self-contained annexe, and an excellent range of outbuildings — all within the stunning landscape of Dartmoor National Park.

Originally built in the 1960s and thoughtfully extended over the years, this detached rural home offers versatile living for families, lifestyle changers, equestrian buyers, or those seeking space for home-working or multigenerational living.





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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# The Land

OS Number	Description	Acres	Hectares
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
8573	Bungalow and Garden	0.15	0.06
9575 pt	Permanent Pasture	est 0.5	0.2
9977	Part Christmas Trees	4.76	1.92
1071		1.23	0.49
	<b>TOTAL</b>	<b>12.71</b>	<b>5.14</b>

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 - please contact the agents for further details.

The land marked in yellow on the plan is available by separate negotiation.

# Moorcott Farm, Buckfastleigh, TQ11

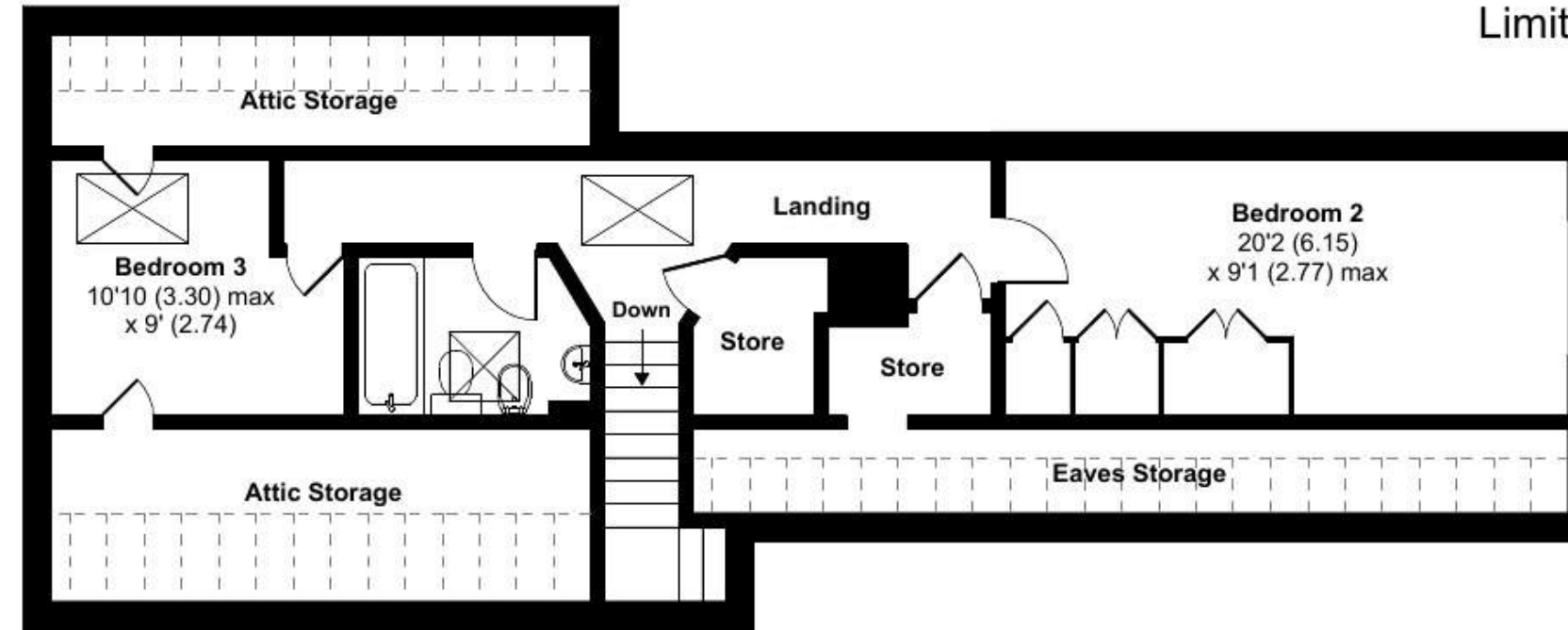
Approximate Area = 3063 sq ft / 284.6 sq m (excludes carport / storage area)

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

Outbuildings = 5292 sq ft / 491.6 sq m

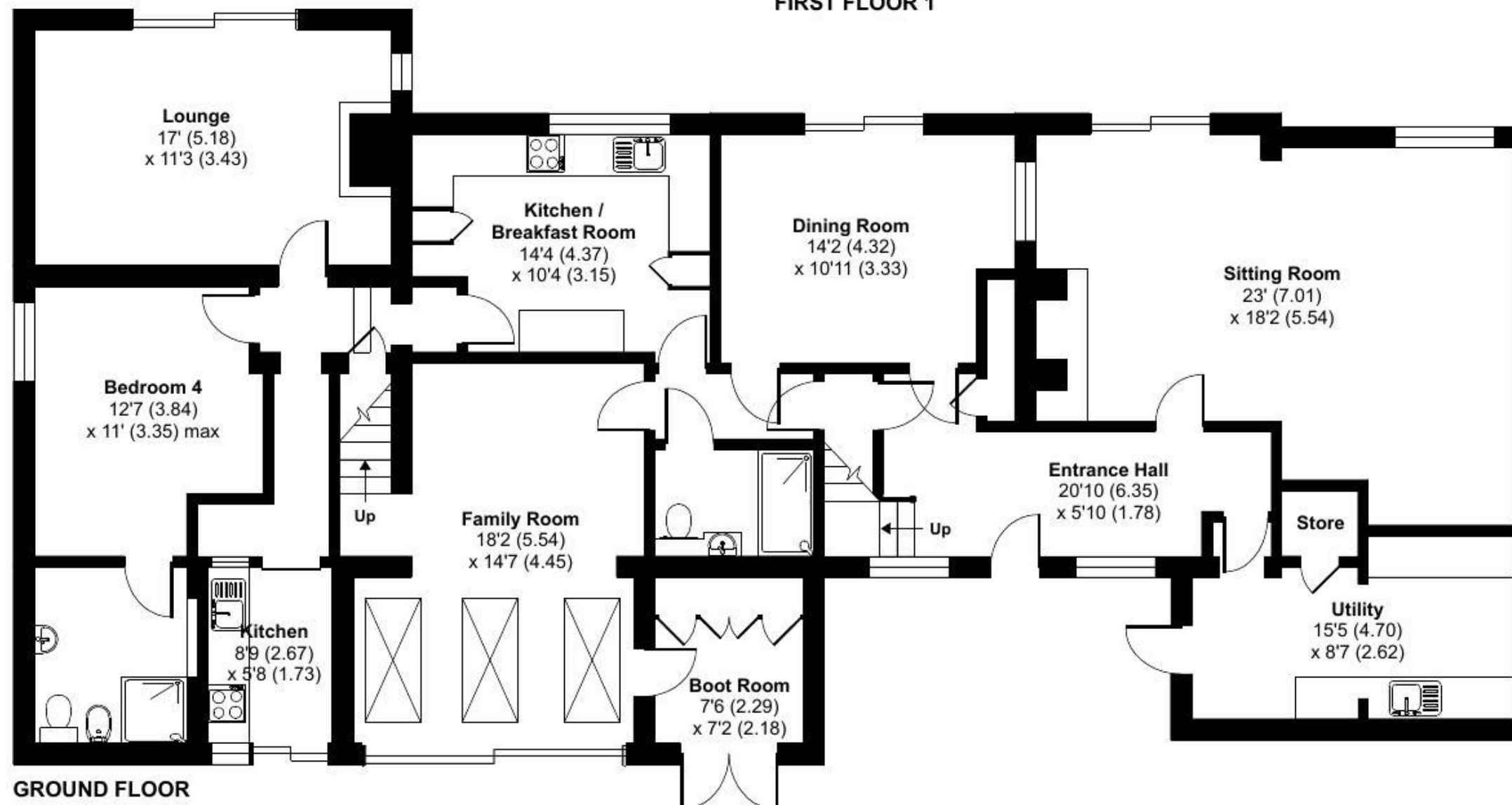
Total = 8676 sq ft / 806 sq m

For identification only - Not to scale

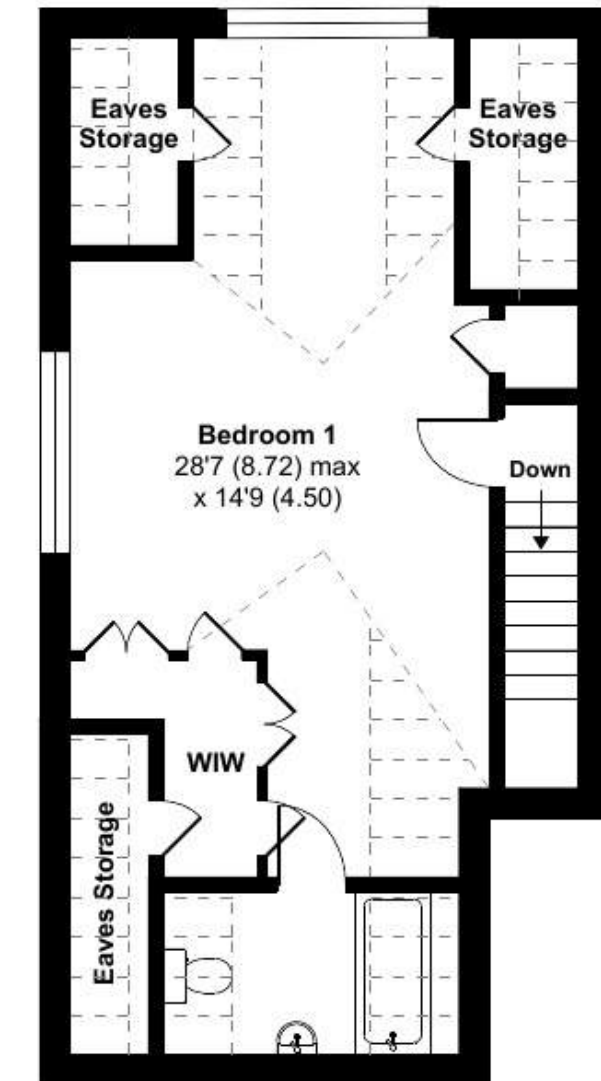


FIRST FLOOR 1

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR 2

# Moorcott Farm, Buckfastleigh, TQ11

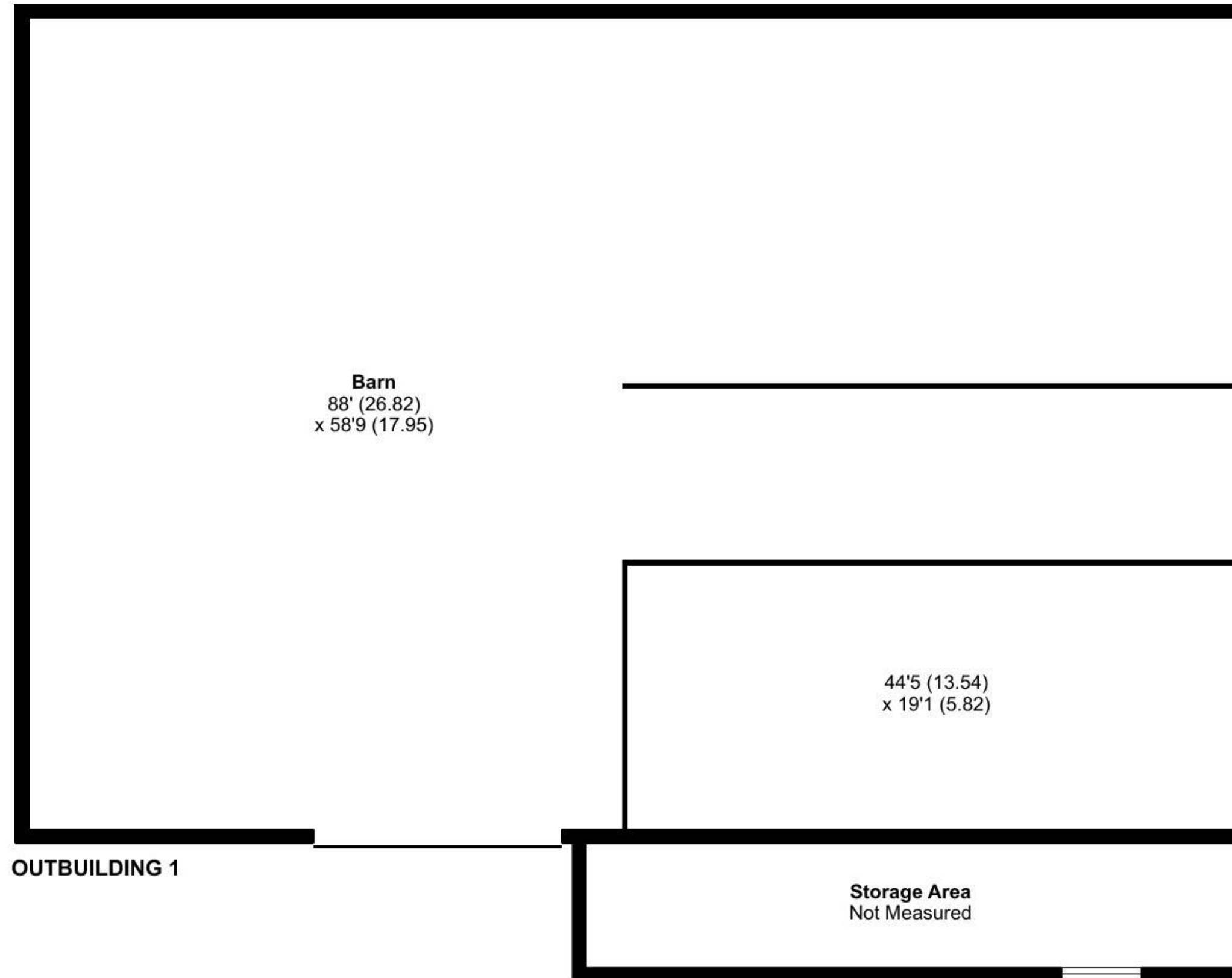
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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# Key Facts for Buyers

**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 - [hello@sawdyeandharris.co.uk](mailto:hello@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.



# Additional Information for Buyers

## AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



## THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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# 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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