



BLACKINGSTONE FARM, MORETONHAMPSTEAD



BLACKINGSTONE FARM

MORETONHAMPSTEAD • DEVON

Set in a wonderfully private position, this detached property has been thoughtfully and virtually re-built to create a contemporary countryside retreat, blending modern comfort with rural charm. The property is complemented by a self-contained two-bedroom annexe, ideal for extended family, guests, or as an ancillary income-generating opportunity.



In a peaceful rural setting yet close to Moretonhampstead and key transport links, the property provides the perfect balance of country living and convenience. Generous gardens, outbuildings and access to stunning walks make this a wonderful home for those seeking space and a true taste of Devon life.



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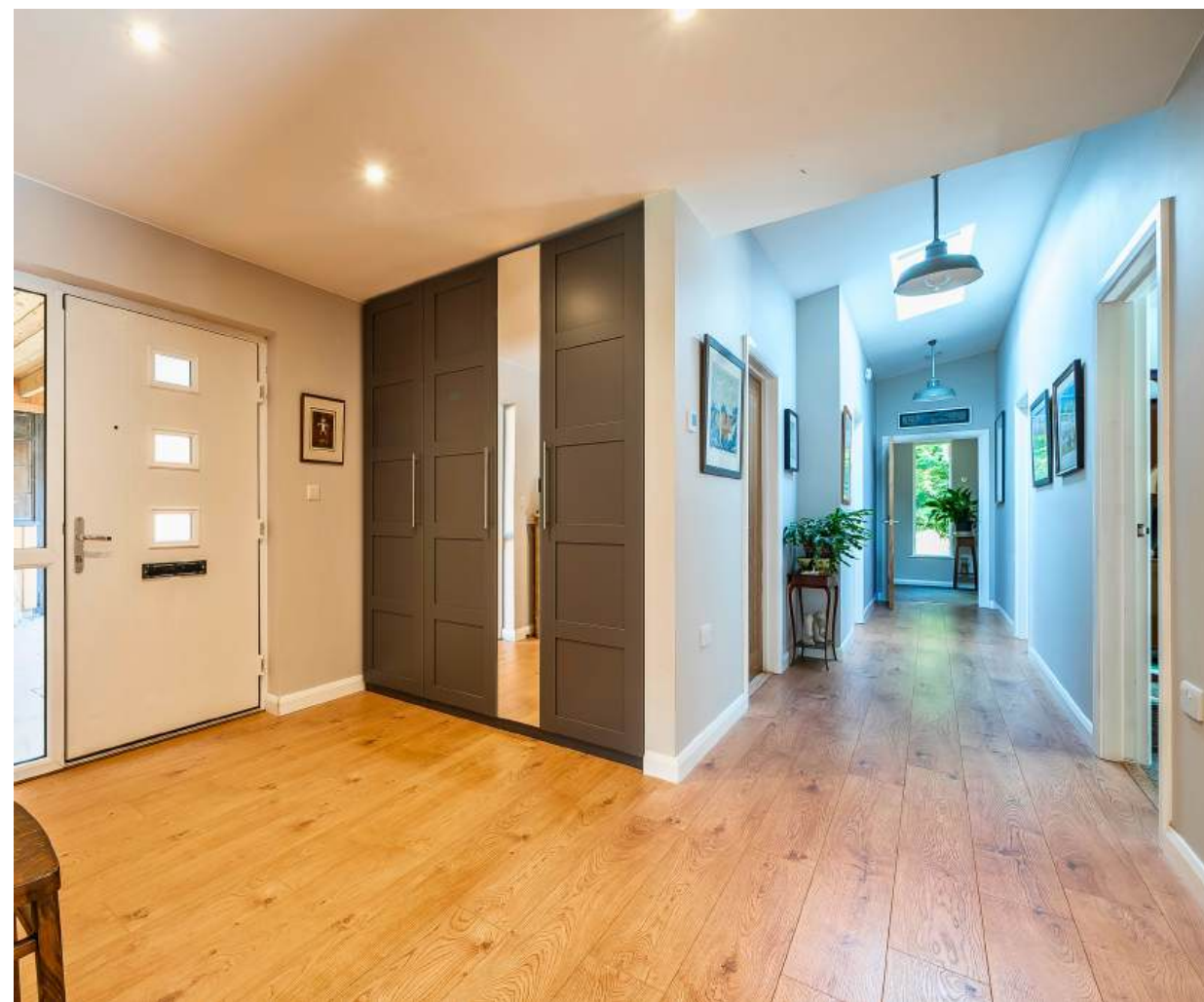
SUMMARY

Inside, Blackingstone Farm offers light-filled living spaces with a focus on modern convenience, framed by natural materials and a connection to the surrounding landscape. Large windows and open-plan areas make the most of the views, while the carefully chosen finishes bring warmth and character. The annexe is fully self-contained, offering two bedrooms, its own living space, and kitchen facilities — perfect for independence while remaining close by.

Outdoors, the property truly comes into its own. With approximately 12 acres of pasture, woodland, gardens and grounds, there is scope for a wide variety of uses, from equestrian pursuits and use as a smallholding to simply enjoying the peace and privacy of your own Devon haven. Outbuildings and barns provide additional flexibility for storage, workshops or hobbies.

Whether you are seeking a family home with space to grow, a multi-generational living solution, or a lifestyle change with land, this property offers a rare chance to step into a ready-made rural escape.





A welcoming entrance hall sets the tone for the property, with space for coats and boots with the space opening in to the living areas with the bedrooms set off the inner hallway. The space offers an inviting first impression, combining everyday functionality with a warm sense of arrival.





The Kitchen/Dining area has the lounge to the far end, which is a fabulous room filled with natural light and which enjoys some pleasant views over the gardens and surrounding countryside. A feature log burner creates a warm focal point, adding character and charm, while the generous proportions make it ideal for both family living and entertaining. With a flexible layout, the room offers the perfect setting to relax at the end of the day or to host guests in comfort.





The kitchen truly is the heart of the home, offering a well-planned space for cooking and dining. Fitted with a range of units and work surfaces, it combines practicality with a warm and welcoming feel. There is a breakfast bar to one side making this a very sociable space for family and friends, while windows provide lovely views across the gardens and countryside and open to the verandah.





There are four well-proportioned bedrooms, each designed to provide comfort and flexibility. Each bedroom enjoys lovely views across the gardens and to the surrounding countryside, creating a peaceful retreat at the end of the day.





The property benefits from two well-appointed bathrooms, both designed with style and practicality in mind. The main family bathroom offers modern fittings and a light, fresh feel, while the shower rooms also provide convenience for a busy household. Together, they ensure comfort and ease across the home.



~ ANNEXE ~



The property includes a self-contained annexe, providing excellent versatility for multigenerational living or welcoming guests. With its own living space, kitchen, two bedrooms and bathroom, this space offers complete independence while remaining conveniently connected to the main house. This thoughtful addition enhances the flexibility and appeal of the home.

The property has been rented out until recently but is now vacant.





Outside

The property is complemented by generous gardens and grounds, offering plenty of space to relax and enjoy the countryside setting. Lawned areas, established planting, and seating spots create a peaceful outdoor environment, while the surrounding views of Dartmoor provide a stunning backdrop. A range of useful outbuildings further enhance the practicality of the property, adding storage and flexibility.

Adjoining the main property is a useful workshop and store. There is a substantial two bay timber barn, with workshop/store and open-fronted lean-to which could be used for a variety of equestrian or agricultural purposes. This workshop also benefits from the potential to become a freestanding flat, subject to planning.



Our sellers reflections - Field Ecology and our Home

The land comprises semi-improved grassland which, over the last 7 years, we have been actively aiming to deplete the soil fertility, with the result being to revert the land back to its original acidic loam. The bottom field that borders the Woodland Trust land has been managed as an improving species rich wildflower - <https://moormeadows.org.uk> - A community of landowners and farmers striving towards a more nature rich Dartmoor. It is registered as part of Moor Meadows.

The field is rich in yellow rattle which helps to knock back the competitive grasses and allows a more diverse mix of grasses and wildflowers to establish. This year has been very exciting as we have seen our first Orchids (a milestone in meadow restoration). In the autumn and winter it also boasts a great diversity in beautiful fungi. It has (until this year) had an annual late cut of hay and been grazed over the winter months by a couple of Dartmoor ponies. There have been no additives.

Also of great excitement is the government funded landscape scale nature recovery incentive that is in development here, East Dartmoor Landscape Recovery Area (EDLRA). <https://www.devonwildlifetrust.org/wilder-east-dartmoor> Headed by the Devon Wildlife Trust it is a collaboration of wildlife trusts, The Dartmoor National Park and many landowners and farmers within the catchment of the River Bovey. Blackingstone can be part of this incentive as we have registered an interest as part of the development. Ultimately on signing up it would be a 20-year commitment to manage the land with nature recovery as a focus. This will also ensure access to Higher Tier Stewardship payments from the Environmental Land Management Schemes (ELMS) and a wealth of knowledge and assistance to tap into from the wildlife trusts.

We hope this excites you as much as it has done us.





Key Facts for Buyers

TENURE - Freehold with vacant possession. Planning permission under 0524/19 | (28-06-2019) was granted for the annexe as ancillary accommodation to the main house.

COUNCIL TAX BAND - D

EPC - E

Whilst the property currently carries an EPC E rating, this does not fully reflect the home's green credentials and improvements already made. This is a home with a low carbon footprint in day-to-day living combining comfort with an environmentally conscious lifestyle.

SERVICES -The property has been designed with sustainability and efficiency in mind. The annexe benefits from PV solar panels, while the main house incorporates a Mechanical Heat Ventilation and Recovery System (MHVRS), passive house design principles, and a grey water recycling system. There is private water supply with a UV filtration system, together with triple glazing throughout and electric underfloor heating. Drainage is private.

BROADBAND - 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](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below:

[**KEY FACTS FOR BUYERS - CLICK HERE**](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

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

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

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, 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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Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1688 sq ft / 156.8 sq m (excludes outbuilding)

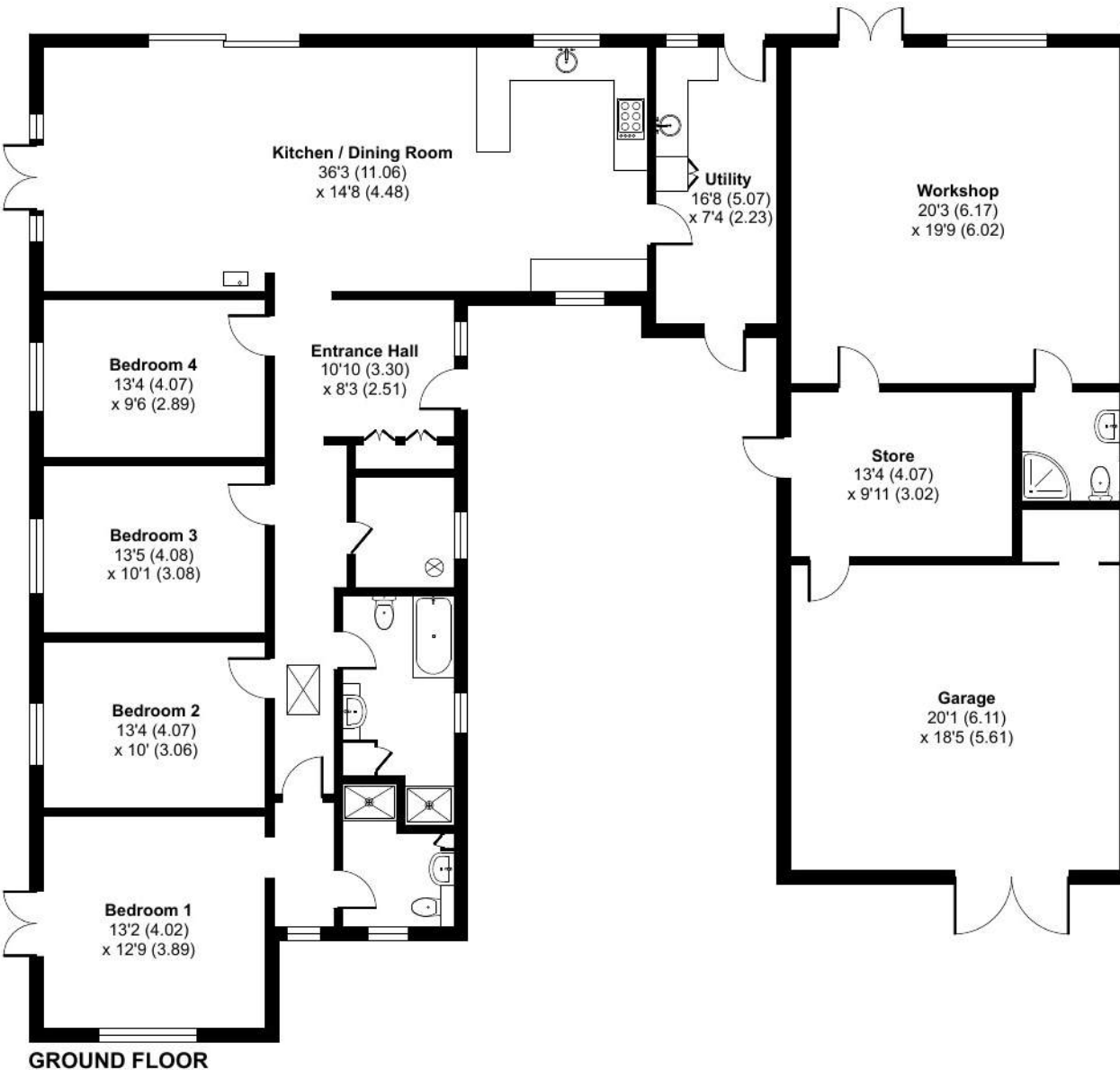
Garage, Store and workshop = 978 sq ft / 90.8 sq m

Annexe = 764 sq ft / 70.9 sq m

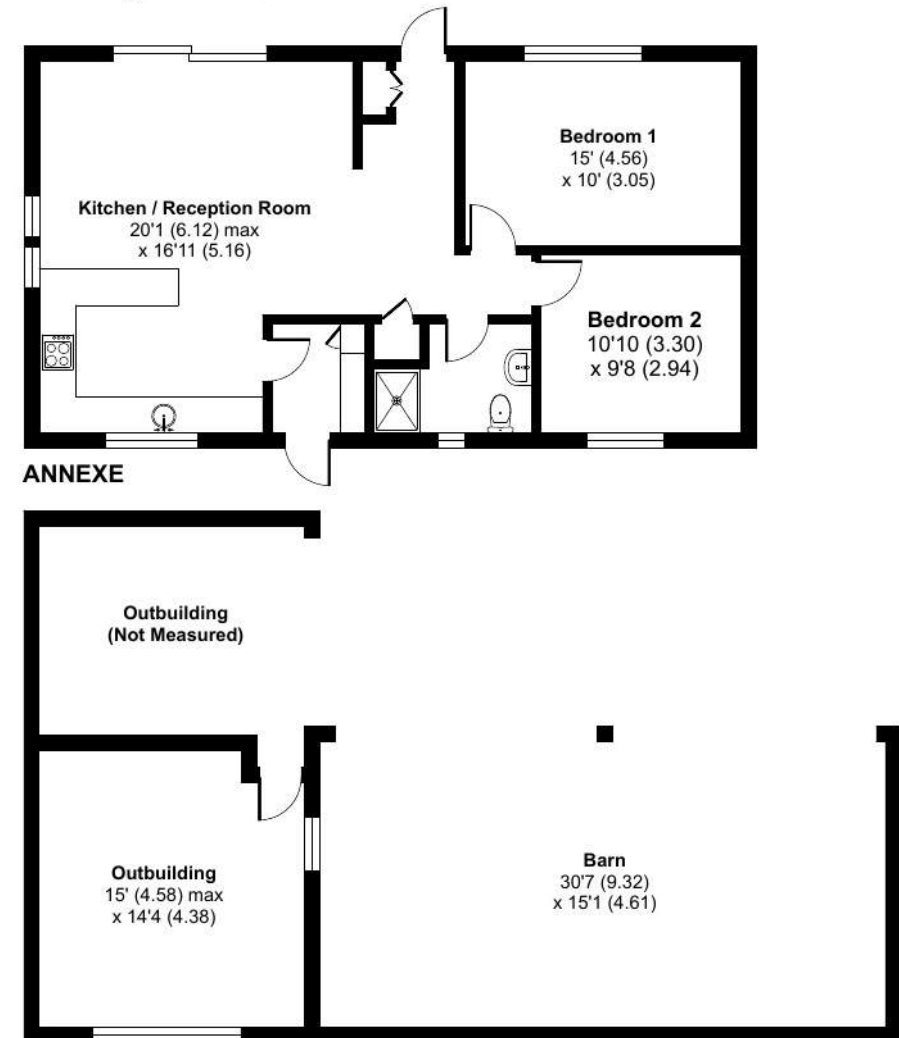
Outbuildings = 684 sq ft / 63.5 sq m

Total = 4114 sq ft / 382 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1344910





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SCAN ME
TO BOOK
A
VIEWING

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