

D. R. Kivell
COUNTRY PROPERTY

Harragrove Farm
Peter Tavy, Devon





Harragrove Farm, Peter Tavy, Tavistock, Devon, PL19 9JR

Tavistock 3 miles · Okehampton 15 miles · Plymouth 16 miles · Launceston 17.5 miles · Exeter 39 miles

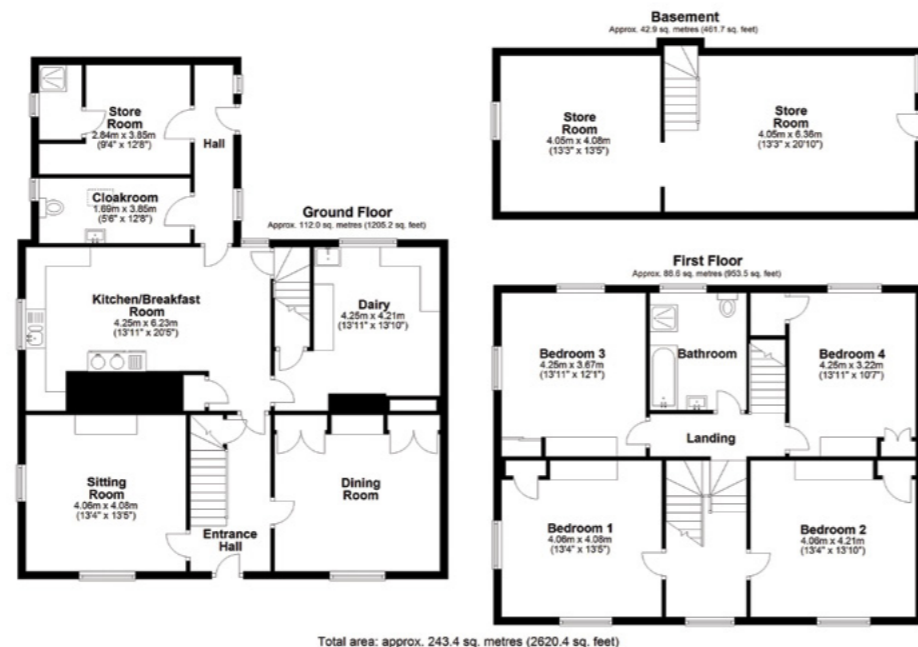
 4+2 Bedrooms  3+1 Reception Rooms  EPC E42

Period 4 bedroom country house in a splendid location within the Dartmoor National Park. Stunning unspoilt far reaching panoramic views. 2 bedroom mobile home, 23 acres of paddocks, stone barns and Livestock / general purpose buildings.

Harragrove Farm is situated in a sought after unspoilt rural location within the Dartmoor National Park renowned for its spectacular scenery, where there are many options locally for walking, riding, golfing and fishing. Peter Tavy village, a mile south offers a popular public house/restaurant. Tavistock is 3 miles to the southwest, offering an excellent selection of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist surgeries and leisure facilities. Tavistock also provides a good selection of private and state education, including Mount Kelly and Tavistock College. Okehampton train station, 16 miles north, has regular services to Exeter and access to the A30 dual carriageway. Plymouth is approximately 18 miles to the south and Exeter is 39 miles Northeast.

Harragrove is a most appealing and welcoming period 4 bedroom, 3 reception room country house, which is one of only a small number built in this style by the Duke of Bedford in 1849 and is built of solid stone with granite window surrounds and has many other character features. The property offers well-proportioned family living accommodation and enjoys extensive countryside and moorland views and benefits from LPG gas central heating and uPVC double glazing, briefly comprising: Entrance Hall; Exposed floorboards, staircase rises to the first floor and descends to the basement. Sitting Room; a dual aspect room with stunning panoramic views over the surrounding countryside, feature granite open fireplace. Dining Room; Fireplace with cast iron inset and decorative tiled inlay, built in cupboards and display shelves to either side, window to the front with window seat and exposed wooden flooring. Kitchen /Living Room; Fitted wall and base units and granite effect worksurfaces, window to the side enjoying stunning views over the surrounding countryside to Dartmoor beyond, oil fired AGA with a back boiler which can be used instead of the LPG boiler. built in storage cupboard, staircase rises to the first floor. Dairy; Tiled floor, butlers sink, original slate shelves, Navien LPG gas boiler, built in storage cupboard. Rear Entrance Boot Room; door to rear courtyard. Cloakroom; W/C, wash hand basin and ample space and storage for coats. Store Room; Shower Room; Shower cubicle and electric shower.

On the first floor; Split level landing with seating area and window the front overlooking the garden and far reaching views to Dartmoor. Bedroom 1; A dual aspect room enjoying far reaching views, exposed floorboards, built in wardrobe cupboard. Bedroom 2; exposed floorboards, built in cupboard and window to the front. Family Bathroom; Bath, shower enclosure, W/C and wash hand basin. Bedroom 4; built in storage cupboards and window to the rear. Bedroom 3; a dual aspect room stunning far reaching views and built in wardrobe.



The Mobile Home

An Independent, 2 bedroom static mobile home with potential for extended family or holiday letting. The accommodation briefly comprises:

Entrance Hall: 3.08m x 2.39m (10'1" x 7'10")

Door leads to the inner hall

Door to the boiler cupboard housing the recently renewed gas boiler.

Bedroom 1: 3.03m x 2.30m (9'11" x 7'6")

with door leading to;

Shower Room:

Shower enclosure, W/C and wash hand basin

Kitchen: 2.89m x 1.92m (9'5" x 6'3")

Fitted wall and base units under roll top worksurfaces, under counter fridge, gas double oven

Living Room: 4.37m x 3.60m (14'4" x 11'9") Triple aspect room enjoying far reaching panoramic views over the surrounding countryside to the rolling hills of Dartmoor beyond. Inset gas fire renewed 2023. Door leads to the garden and gravelled seating area.



Outside

The house is accessed from a parish road via a gated entrance onto a tarmac drive and parking area leading up to the front of the house, bordered by a lawned garden. Garage: 5.34m x 3.05m (17'6 x 10'0). A pedestrian gate leads to the lower lawned gardens and the caravan. At the rear of the house a walled courtyard leading to the traditional barns and steps lead to a parking area adjacent to the parish road.

The Land

The land extends to approximately 23 acres divided into in 4 main paddocks which are to the side and rear of the house and 1 small paddock across the road. The land is accessed directly from the parish road via two entrances one on the approach to the property through a small yard providing a parking and machinery storage area.

Buildings

Traditional Barn: 11.35m x 4.75m (37'2 x 15'7)

Single storey with an adjoining:-

Single Storey Barn: 14.62m x 3.05m (47'11 x 10'0)

Around an enclosed courtyard with potential for conversion subject to the necessary consents.

Single Storey Traditional Barn: 5.74m x 3m (18'9 x 9'10)

Divided into two and currently used as general and wood storage

Workshop / Storage: 18.28m x 6.68m (59'11 x 21'0)

Livestock Building: 13.60m x 9.42m (44'7 x 30'10)

With an overhang apron to the front with feed barriers

Stable Block:

Divided in three loose boxes

Box 1: 3.90m x 2.55m (12'9 x 8'4)

Box 2: 3.86m x 3.15m (12'7 x 10'4)

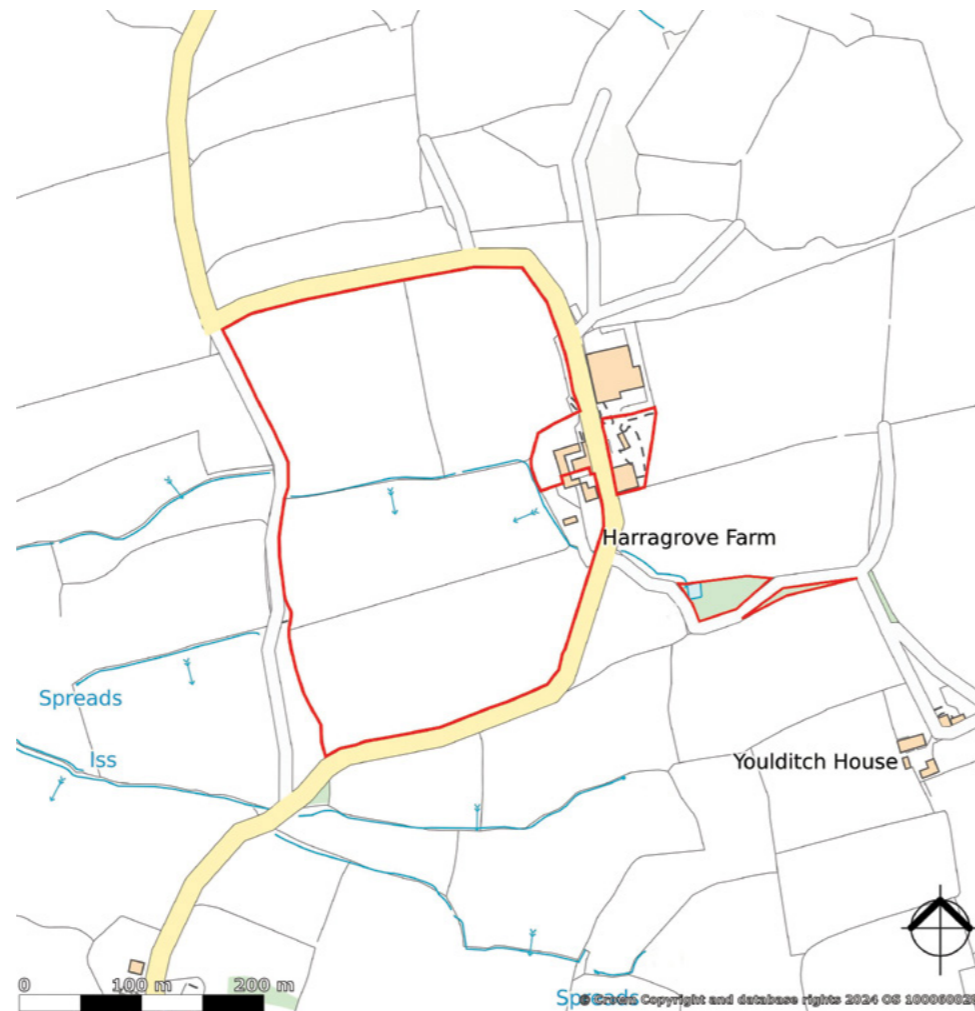
Box 3: 3.86m x 2.60m (12'7 x 8'6)

Feed Room / Tack Room: 3.89m x 1.57m (12'9 x 5'1)

Machinery / Fodder Store: 18.00m x 6m (59' x 19'8)

The Lean To Livestock Accommodation

Divided Into 5 Pens: 5.85m x 22.66m (74'4 x 19'2)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Services

Water

Mains and Private

Drainage

Private Septic tank

Electricity

Mains

Heating

LPG central heating

Broadband

checker.ofcom.org.uk

Mobile Availability

checker.ofcom.org.uk

Telephone

Open Reach connection

Council Tax Band

House Band E Caravan Band A

EPC

E42

Local Authorities

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ. 01822 813600.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbott, TQ13 9JQ. 01626 832093

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

What3words Location Finder

///padlock.inquest.ourselves

Directions

From Tavistock proceed northwards on the A386 sign posted to Okehampton, continue for approximately 2 miles taking the right hand right turning signposted to Peter Tavy. Continue over Harford Bridge and take the first turning on the right. Proceed up Batteridge hill and take the first turning on the left and after approximately half-a-mile turn first right. At the next junction bear left and the property will be found after a short distance on the left hand side.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





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