



D. R. Kivell
COUNTRY PROPERTY

Higher Quarry
Tavistock, Devon



Higher Quarry,

Moortown, Tavistock, Devon, PL19 9JZ

Tavistock 3 miles · Plymouth 14 miles · Exeter 40 miles

 4 Bedrooms  3 Reception Rooms

 EPC LSTD  34.50 Acres

Higher Quarry is an outstanding and most appealing Grade II listed 4 bedroom, 3 reception room country house set in 34.5 acres in an idyllic edge of Tavistock location. Attractive formal gardens, paddocks and amenity woodland. Traditional barns with potential, general purpose buildings and garages.

Higher Quarry Farm is situated in a picturesque moorland setting in an easily accessible location within the Dartmoor National Park and close to Tavistock. Dartmoor is renowned for its spectacular scenery, where there are many options locally for walking, riding, golf and fishing. Whitchurch village is 2 miles to the south offers a popular public house/restaurant, village shop and Post office. Tavistock is 3 miles to the west, provides an excellent selection of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist surgeries, leisure facilities, private and state education. Okehampton is 16 miles to the north with a train station which has regular services to Exeter and access to the A30 dual carriageway. Plymouth is 14 miles to the south and Exeter is 40 miles to the Northeast.

The Accommodation

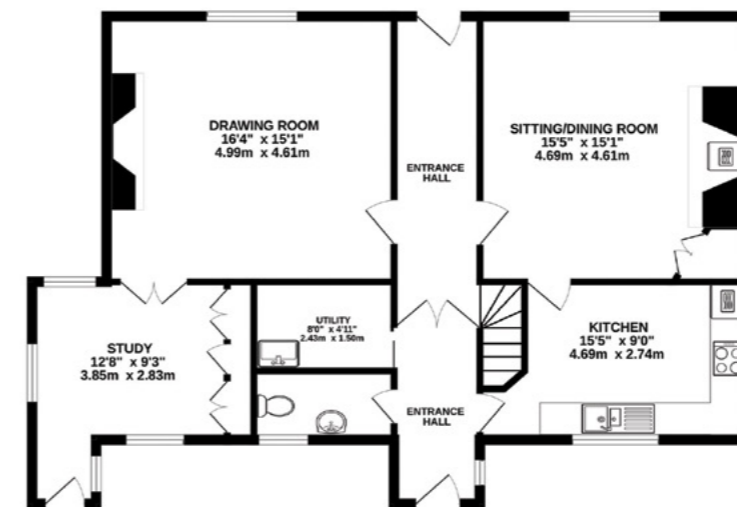
Higher Quarry house is believed to date back to the early 17th century and is located on the Abbots way and was used as a rest house by the monks on their pilgrimages. This fine, well apportioned, historic house has evolved through the century's retaining its character, charm and period features, granite mullion with leaded glass and sash windows, exposed timbers, large open fireplace and solid oak doors. The very well presented accommodation benefits from oil fired central heating, light bright and airy rooms with high ceilings and briefly comprises: Solid oak part glazed door opens to Entrance Hall, Drawing Room; open fireplace with red brick surround and deep sill window, wooden shutters to the front. Study; Leaded granite mullion windows to all four aspects and doors opens to the rear terrace. Sitting / Dining room feature stone and granite open fireplace, woodburning stove with fitted unit to the side, deep sill window with wooden window shutters overlooking the front garden, slate flagstone floor currently carpeted.

Kitchen; fitted base and wall units under roll top worksurface with tiled splash back fitted Neff double oven and grill, electric hob with extractor above, tiled floor with an impressive granite mullion window, with inset leaded windows. Rear Entrance Hall; solid oak door with leaded glazed panel opens onto the rear terrace. Cloakroom: W/C, wash hand basin and tiled floor and leaded obscured glazed window to the rear. Utility; Butler's sink, fitted wall units and shelves and tiled floor. On the first floor; Large Landing with window to the rear enjoying views over the land to the moor beyond. Built in eaves storage cupboards. Family Bathroom; Bath with hand held shower attachment, w/c and granite mullion window to the side, built in airing cupboard with hot water tank and shelving. Master Bedroom; A dual aspect room overlooking the front garden and farmland, fitted wardrobes and built in shower. Bedroom 4; Leaded granite mullion window to the side, eaves storage cupboard. Bedroom 2; A dual aspect room, leaded granite mullion window to the side and deep sill sash window to the front, built in wardrobe. En suite shower room; wash hand basin, w/c, shower seat bath, heated towel rail and fully tiled walls. Bedroom 3, deep sill sash window to the front.

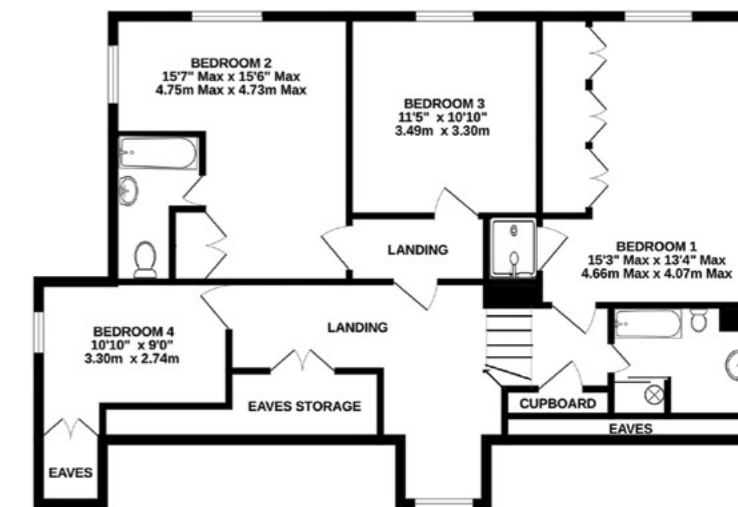




GROUND FLOOR



1ST FLOOR



Outside

The property is accessed from the Parish road over a gated, cattlegrid entrance onto a concrete yard, flanked on either side by a traditional stone barn and paddock. A further gated entrance opens onto a gravelled drive which sweeps around to a parking area at the side of the house and a further gated entrance leads back to the yard area.

Gardens are arranged to the side, front and rear. At the back of the house stone paved sun terrace and covered pergola make an ideal area for alfresco dining and entertaining whilst enjoying the views over the garden and land to Dartmoor. Beyond is a large three tiered lawned terrace connected by stone steps and interspersed with a variety of flowering shrubs and trees and well stocked flowerbed borders. From the sun terrace a gate leads to the side of the house, the level lawned garden with pretty flowerbed borders and stone paved paths.

The stone paved path leads to the front of the house and a further pedestrian gate from the front drive leads to the front door and a walled garden with a feature garden with box hedging.

The Summer House: 3.56m x 2.36m (11'8" x 7'8")

Triple aspect with a gravelled terrace to the front.

Boiler Room: 3.29m x 1.96m (10'9" x 6'5")

Attached to the side of the house. Oil fired Worcester boiler

The Land

The land extends to approximately 33.50 acres of level or gently sloping pasture land in 6 easily managed fields enclosed within traditional Devon and treelined hedges. On the north west boundary is a small area of amenity woodland with various native hardwood trees. There is a wildlife area and pond with a central island on the south west boundary.

Buildings

Traditional Barn: 15.50m x 6.25m (50'10" x 20'6")

Internally divided into 3 with a full length loft above

1. Work from office / storage: 5.08m x 4.72m (16'7" x 15'5")

2. Storage / Workshop: 5.03m x 4.73m (16'6" x 15'6")

3. Workshop / Store: 4.80m x 3.71m (15'8" x 12'2")

The Loft: 15.10m x 5.20m (59'4 x 17')

General purpose machinery / Fodder Store: 6.41m x 5.65m (21'0" x 18'6")

Traditional Stone Barn: 10.80m x 6.70m (35'5" x 21'11")

With double doors to the front and rear

Attached Stone Barn: 6.50m x 2.55m (21'3 x 8'4)

Divided into 2

Store 1: 3.08m x 2.09m (10'1" x 6'10")

Store 2: 2.19m x 2.02m (7'2" x 6'7")

Lean to W/C / Water plant room: 2.58m x 1.78m (8'5" x 5'10")

Water filtration system and w/c

Garage / Workshop: 6.03m x 5.95m (19'9 x 19'6)

Adjoining Workshop / Machinery store: 7.21m x 7.06m (23'7" x 23'1")

Traditional Barn: 13.80m x 5.50m (45'3" x 18'0")

Two storey with a loft above currently used as a:

Games room: 12.98m x 5.38m (42'7" x 17'7")

Lean to Loosebox: 4.26m x 3.98m (13'11" x 13'0")

4 width double doors to the front opening onto a small:-

Turnout yard: 10.80m x 8.70m (35'5" x 28'6")

Adjoining Stable Building: 8.50m x 4.90m (27'10" x 16'0")

Divided into 3 loose boxes

Box 1: 4.25m x 2.66m (13'11" x 8'8")

Box 2: 3.16m x 2.35m (10'4" x 7'8")

Box 3: 4.17m x 2.91m (13'8" x 9'6")



Services

Water	Private
Drainage	Private septic tank
Electricity	Mains
Heating	Oil fired central heating and woodburning stove
Broadband	Airband connection www.checker.ofcom.org.uk
Telephone	VOIP www.checker.ofcom.org.uk
Mobile Signal	www.checker.ofcom.org.uk
Council Tax Band	Band G
EPC	Listed

Common Grazing Rights

The property benefits from common rights to graze 4 livestock units on The Forest of Dartmoor (CL164)

Local Authorities

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

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

Tenure

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

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

shorter.daydream.nature

Directions

From Bedford Square in Tavistock take the A386 towards Whitchurch. After approximately 100 yards take the second exit onto Whitchurch Road, signposted to Whitchurch and proceed for 0.2 miles taking the left turn onto Down Road. Proceed on this road for approximately 3 miles passing the golf club, over the moor and golf course, continue through Caseytown Cross to Warrens Cross and turn left. Continue for 0.25 of a mile, then turn right to Moortown, proceed for 0.5 of a mile and the entrance to Higher Quarry will be found on the left.

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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