

Beadon Farm

Newton Abbot, Devon





An exceptional south facing farmhouse with a range of carefully restored buildings set in approximately 63.28 acres of beautifully landscaped gardens, well maintained pastureland and bluebell woodland, within a scenic private valley setting in Dartmoor National Park.

Exeter: 16 miles, Newton Abbot: 8 miles, Exeter Airport: 22 miles, Exeter St David's to London Paddington in approximately 2 hours

(Distances and times are approximate).



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Summary of accommodation

Main House

Sitting room | Games room | Conservatory | Kitchen | Dining room | Snug | Inner hall | Utility room | Cloakroom | Boot room
Principal bedroom with en suite bathroom and dressing room | 2 further bedrooms with en suite shower rooms | Bedroom 4/Study

Thatched Barn

Open planned kitchen/dining/sitting room | Shower room | 1st floor bedroom with en suite WC

Rowan Barn

Office/reception room | Kitchen | Shower room

Study Barn

Study barn with studio/study | Kitchenette | WC | Greenhouse

Outbuildings

Further outbuilding with farm office and double height room | 2 Plant rooms | Generator room
Separate tractor/machinery store with separate workers kitchen and WC | Further agricultural machinery store

In all about 63.28 acres

Situation

Times and distances are approximate

Beadon Farm is set in a picturesque and secluded rural location, offering the perfect balance of privacy and convenience. Situated outside the charming market town of Bovey Tracey, known as the “Gateway to Dartmoor,” this property provides an ideal base for enjoying both countryside tranquillity and easy access to amenities.



Bovey Tracey is a vibrant community with a variety of independent shops, welcoming cafes, acclaimed restaurants, and essential services, including schools and healthcare facilities. The town is well regarded for its arts and crafts scene, with regular markets, galleries, and community events that celebrate local artisans and traditions.



Additionally, Beadon Farm is ideally positioned for exploring within Dartmoor National Park and is adjacent to the Bovey National Forest which offers a wide range of outdoor activities such as hiking, cycling and horseback riding amidst breathtaking landscapes.



For those needing to commute or travel further, the A38 provides connections to Newton Abbot and Exeter.



Exeter Airport offers domestic and international flights.



Train services run from Exeter St David's to London Paddington in approximately two hours.









Main Farmhouse

Beadon Farm presents a rare opportunity to acquire an immaculate and beautifully restored home, meticulously designed with exceptional attention to detail throughout.

Situated in a superb rural setting amid the peaceful surroundings of Devon's stunning countryside. It is not listed and has no public footpaths, a rarity in this part of Dartmoor- Beadon Farm offers a truly special opportunity and sits centrally within its land and own valley.

The main house at Beadon Farm provides spacious, versatile accommodation ideal for family living and entertaining, all while retaining much of its original charm and character. The farmhouse has been thoughtfully extended and modernised to balance traditional features with modern comforts, including exposed beams, stone fireplaces, pretty timber-framed windows, air conditioning, and state of the art security system.

Upon entering the farmhouse, you are greeted by an inviting entrance hall, setting a warm and welcoming tone. The sitting room is a beautifully appointed space featuring a statement fireplace and large windows that frame breathtaking views over the garden. Adjoining the sitting room, the conservatory provides serene views over the gardens and mature orchard with direct access to the terrace, making it a perfect space for relaxation.

BEDROOMS AND BATHROOMS

There is a games room to the one side of the entrance hall, also accessible from the inner hall and boot room. To the other side is a cosy snug with a wood burning stove which offers an intimate area for unwinding in the evenings.

Arguably the most noteworthy room is the stunning kitchen/breakfast room with its impressive central island, fitted with bespoke cabinetry including a wide range of full height cupboards, integrated appliances, and an electric Aga. The Kitchen/breakfast room connects seamlessly to the dining room, which overlooks the gardens and also opens onto the terrace. There is also a striking, air conditioned conservatory which offers ample light year round. An inner hall connects all the rooms as well as leading to the utility room which offers double Miele washer/dryers and ample storage, and a large boot room area. There is also a separate cloakroom and a rear hall for additional convenience.

On the first floor, the principal bedroom suite features a spacious double bedroom with breathtaking views, a walk-in dressing room and an en suite bathroom. Two additional generously sized bedrooms each have their own en suite shower rooms, whilst a fourth bedroom is filled with natural light. All rooms enjoy delightful views over the private valley setting within the National Park.







Thatched Barn

This thoughtfully converted thatched barn is incredibly special and provides impressive guest accommodation, with half the space showcasing delightful double height ceilings and exposed beams. The sitting room and dining area flow into a fully fitted kitchen, creating a warm and welcoming space. A separate shower room is located on the ground floor and a staircase leads to a first floor bedroom, which overlooks the sitting room and includes an en suite WC. The contemporary visioned barn has been designed with custom cabinetry that tastefully stores everything from its own washer and dryer to a large massage table.



Rowan Barn

Filled with natural light, Rowan Barn (originally the butchery) is a versatile space that can accommodate a variety of uses. Currently set up as a spacious, double height home office/library/reading room, it has been designed with the potential for future adaptation. With the addition of a separate kitchen and spacious shower room, this space could easily serve as additional living accommodation if needed.

Study Barn

Positioned toward the lower part of the building curtilage, the study barn is currently used as a bright studio or study, offering beautiful views over the adjoining vegetable garden and nearby pasture and woodland. The barn includes a separate kitchen, WC, and greenhouse. It also has the potential for conversion into further living accommodation or an independent annexe if desired, subject to the necessary consents.

Outbuildings

Beadon Farm includes a variety of additional outbuildings. A traditional stone outbuilding, currently used for storage and includes a far-infrared sauna, as well as two further rooms, one that currently functions as a farm office. There is an adjoining plant room and separate generator room.

Across the courtyard, there is a large agricultural barn currently utilised for farming purposes. At the rear of this barn, there is a workers' kitchen and a separate WC.

There is a further tractor barn located near the eastern boundary with a generous hardstanding area.









Outside

The gardens at Beadon Farm are beautifully landscaped, featuring formal lawns, mature trees, and vibrant flower beds, all set within this wonderful private setting and enjoying an automatic irrigation system for the flower and vegetable garden.

A spacious terrace, accessible from both the dining room and conservatory, provides the perfect spot for alfresco dining and entertaining with sweeping garden and countryside views.

The property spans approximately 63.28 acres, including gardens, a mature orchard, paddocks with new sturdy chestnut fencing, fields, and a scenic area of ancient woodland. The well-maintained land is ideally suited for equestrian pursuits or small scale farming. The current owners have planted approx. 40 new mature trees to support pollinators and birds for Dartmoor National Park throughout the ground, with custom chestnut tree guards giving protection from the wildlife.

FLOORPLANS

Approximate Gross Internal Floor Area

Main Farmhouse: 346 sq m / 3,724.8 sq ft

Outbuildings: 542.8 sq m / 5,842.1 sq ft

Studio Barn: 65.4 sq m / 704 sq ft

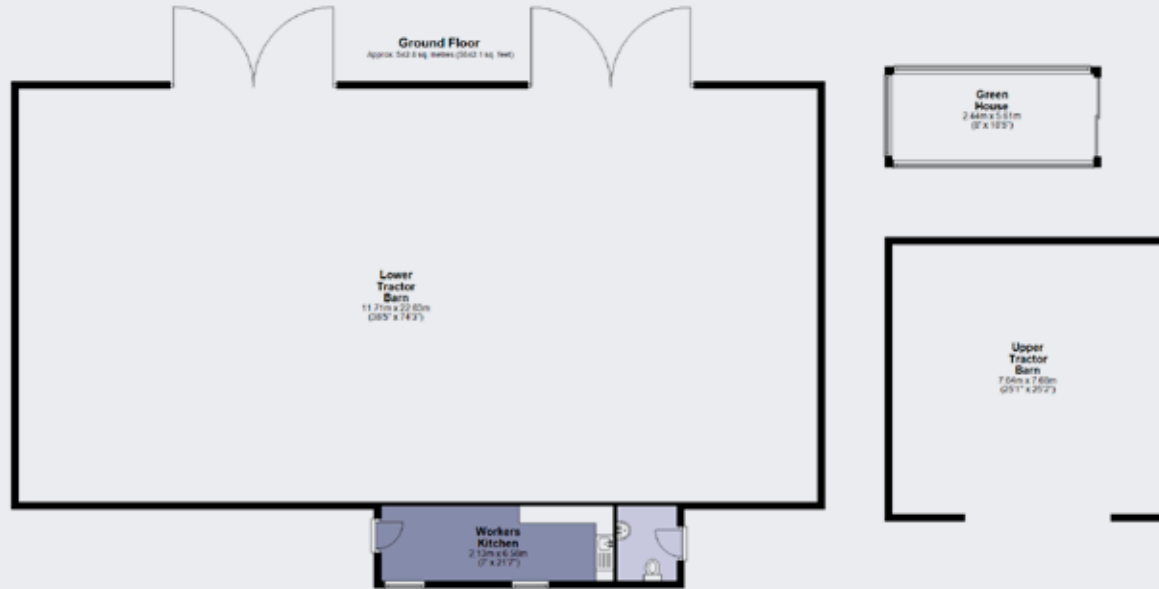
Thatched Barn: 108.4 sq m / 1,167.2 sq ft

Total Area: 1,062.6 sq m / 11,438.1 sq ft

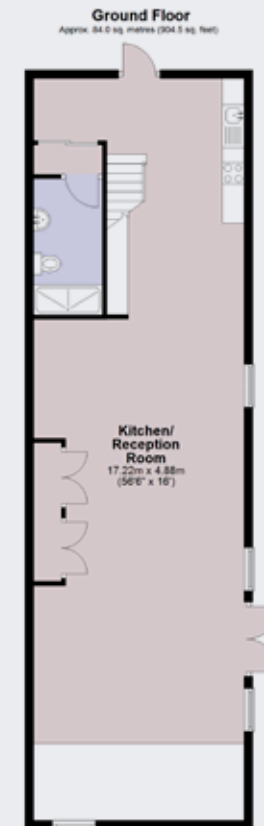


MAIN FARMHOUSE

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



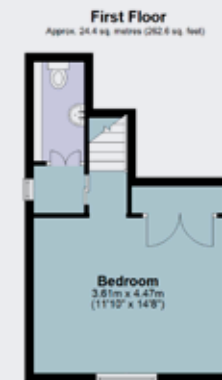
OUTBUILDINGS



THATCHED BARN



STUDIO BARN





Property Information

Services:

Mains electricity and water.

Private drainage: Klargester.

Oil-fired & LPG Gas central heating.

Air source heat pumps.

3 buildings with air conditioning.

Farmhouse part air conditioned.

All buildings have been hard wired for full ethernet access, with WiFi throughout property.

Wifi is provided by Starlink (main) and Cloud Wireless (back up).

Four bore holes, three of which are drinkable water with UV filtration. All are on main electrical supply and one is also solar powered. They are to facilitate the veg garden re-wilding of the land and for animals, if desired.

Tenure:

Freehold.

Local Authority:

Teignbridge District Council

Tel: 01626 361 101

Council Tax:

Band F

EPC:

Beadon Farm – EPC Rating D

Barn B, Rowan Barn – EPC Rating D

Postcode:

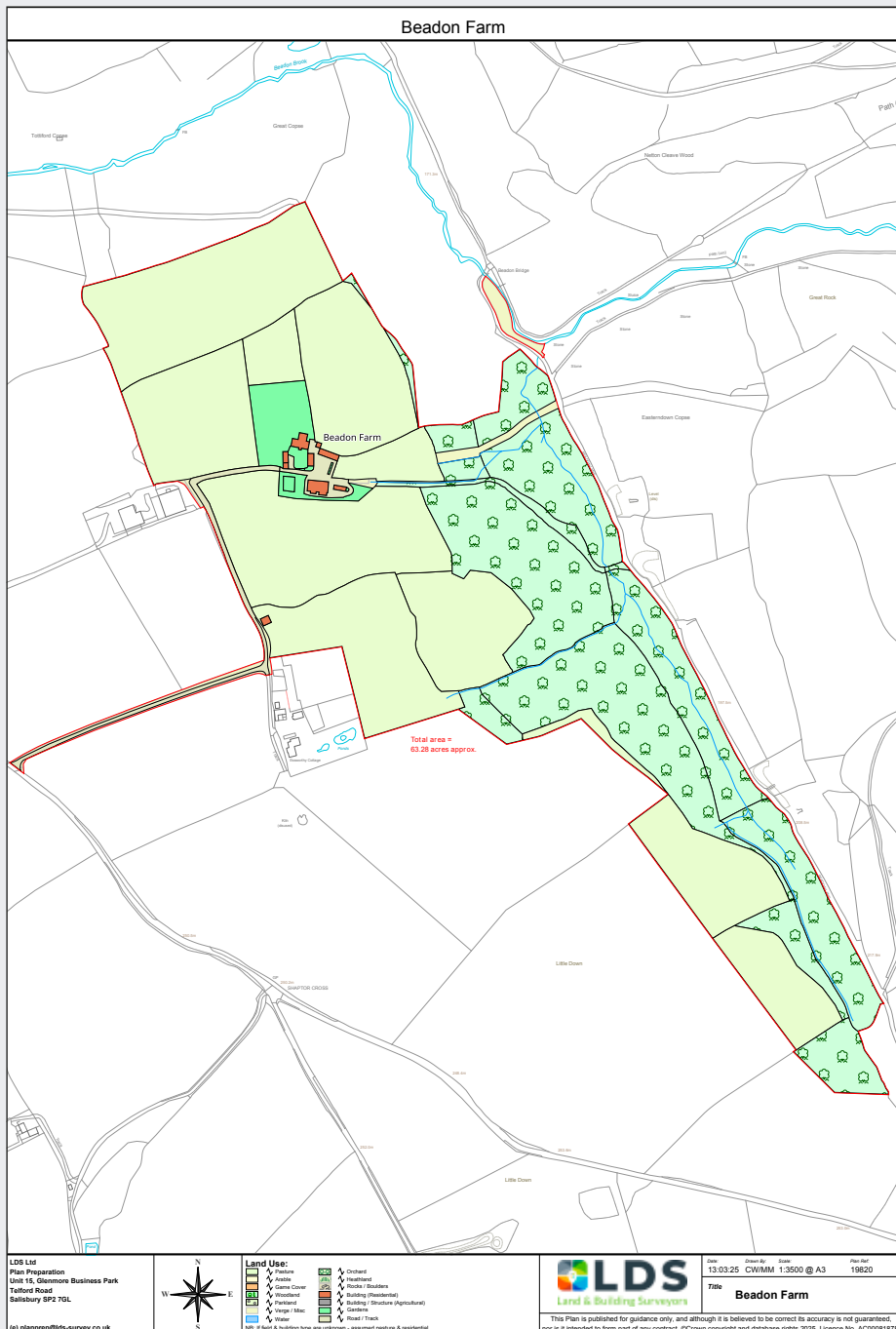
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Viewings:

**All viewings strictly by appointment only through the vendors' sole selling agents,
Knight Frank LLP.**





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated 2024.

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