





# Hawson Court Cottage

Nr Buckfastleigh, Dartmoor National Park, TQ11 0HP

- Unique equestrian property
- Cottage in courtyard for renovation
- Approximately 14 acres (5.66 Ha)
- Traditional courtyard with huge potential
- Extensive outbuildings & stabling
- Fabulous walking & riding
- Stunning location
- Pasture & woodland
- Two bedroom chalet
- EPC rating G



Luscombe Maye, Modbury, Ivybridge, PL21 0QW

Telephone 01548 845095

[equestrian@luscombemaye.com](mailto:equestrian@luscombemaye.com)

[www.luscombemaye.com](http://www.luscombemaye.com)

## DESCRIPTION

Coming to the market for the first time in over 60 years, Hawson Court Cottage is an intriguing proposition with immense potential to create a stunning family home of incredible character. Situated in a fabulous location on the foothills of the Dartmoor National Park, there is potential for further development subject to planning permission. Steeped in racing history, having been the childhood home of Grand National winning jockey Jimmy Frost and where his successful training career began. Hawson is now ready to begin its next chapter and has many stories to tell along the way.

The cottage stands of brick and tile hung elevations under a pitched tiled roof and is believed to date back to approximately 1750 having formally been a lodge associated with the historic Hawson Court. Whilst the cottage requires renovation throughout, it retains many endearing original features and has huge potential to create a fabulous family home in a stunning location. Adjoining the house is a courtyard of traditional stables situated around a concrete yard and currently providing in total twelve loose boxes, many with the original brick paved and cobbled floors traditional of the era, along with a central tack room with wood panelled walls and a staircase to a loft room above. There is enormous potential to either integrate part of the buildings into the main accommodation or to create ancillary/holiday accommodation subject to planning.

To the western side of the property is a well presented detached timber chalet approximately two years old which provides two bedroomed accommodation and is perfectly positioned to take in the breath-taking views afforded from the property. The chalet benefits from its own private garden and is a tranquil place for guests to enjoy the serenity of Hawson.

In addition to the traditional stable yard adjacent to the cottage, further equestrian facilities comprise of an American barn housing twelve internal loose boxes and a former sand school, although still useable could be enlarged and resurfaced to suit. In addition there is a former water walker and a concrete pad for a new horse walker to be installed if desired. There is a further large detached barn of block built and corrugated construction measuring approximately 64'11 x 21'1 (19.8m x 6.43m) with an additional area measuring approximately 39'2 x 15'1 (11.95m x 4.26m) currently unused, but could be renovated to provide useful storage space or other uses subject to any necessary planning permission being obtained.





#### AMERICAN BARN

Comprising ten internal loose boxes each approximately 12' x 12' (3.66m x 3.66m) and two foaling boxes, both approximately 16' x 14' (4.88m x 4.27m) all with sliding doors and swivel mangers. Within the barn is wash down area, as well as an area for storing feed and bedding. To the front of the barn is a timber lean-to hay store and adjoining the rear of the barn is a further timber lean-to providing storage and a kennel.

#### THE LAND

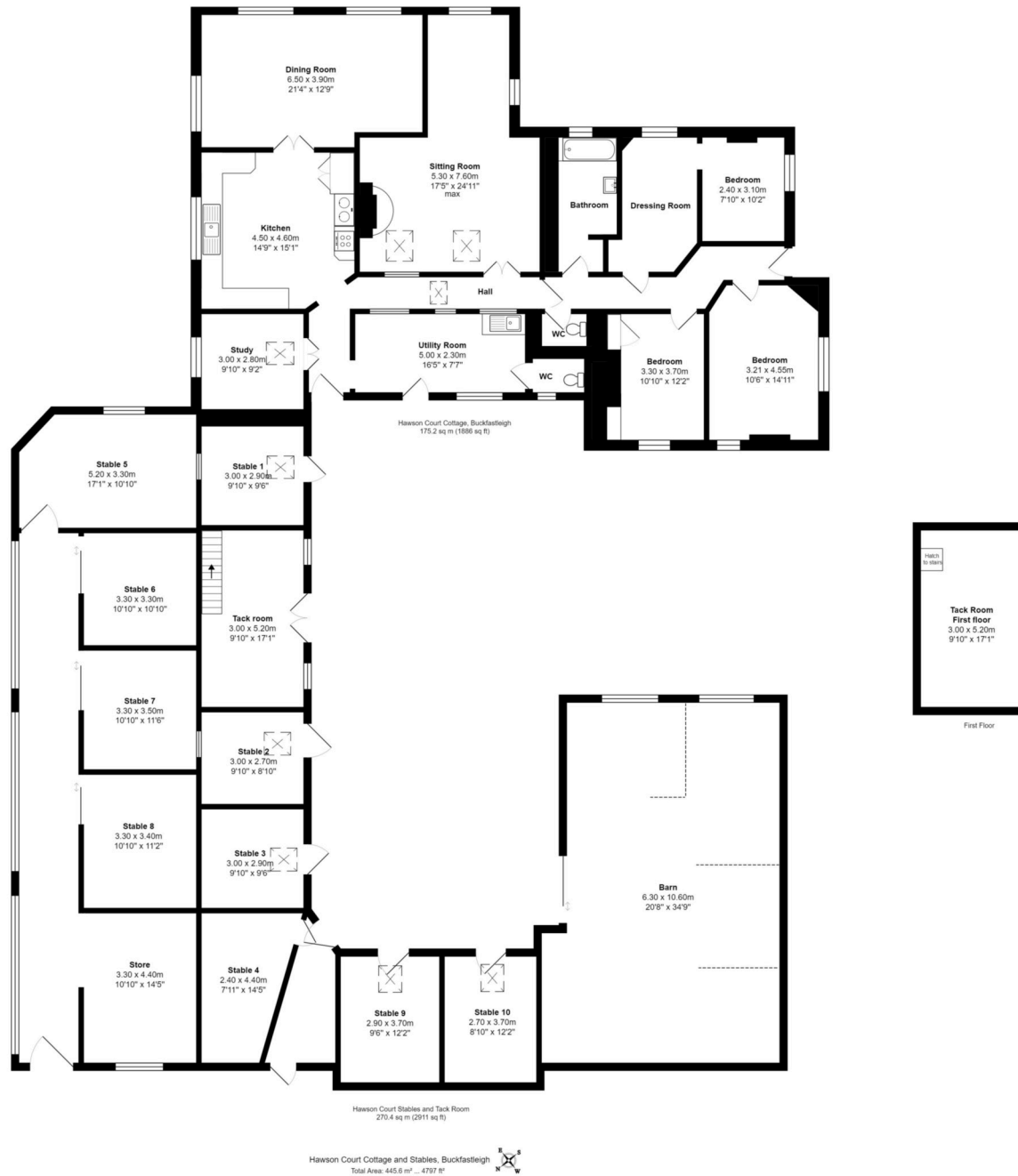
In total Hawson Court Stables extends to approximately 14 acres (5.66 Ha) made up of a main pasture field amounting to approximately 5 acres (2.02 Ha). The remaining land comprises of beautiful woodland which slopes down to the Holybrook and one can ride directly off the property, through the woods and onto a myriad of paths and tracks through the woodland or take a short hack on quiet country lanes up onto the moor.

**SERVICES:** Mains water and electricity. Private drainage to septic tank. Oil fired Aga for cooking. Electric heating.

**TENURE:** Freehold with vacant possession upon legal completion

**LOCAL AUTHORITY AND COUNCIL TAX:** South Hams District Council. Council Tax: Band D





Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

