



Luscombe Maye

Since 1873

Buckland-In-The-Moor, Nr Ashburton, Dartmoor

Guide Price £235,000

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BEECH COURT FARM STABLES (Outlined in red on the site plan)

The property encompasses approximately 5.24 acres (2.12 hectares) of gently sloping, south-facing permanent pasture, divided into two enclosures and predominantly enclosed by mature Devon bank hedges, offering stunning views across Dartmoor National Park.

Access to the land is via Elliots Hill lane, a council-maintained single-track road, leading to a right of way that descends along a private, shared driveway. The entrance to the property is through a gateway on the right-hand side.

Additionally, there is a recently built stable block arranged around a quadrangular concrete yard, consisting of eight loose boxes each measuring 12' x 12', two mare and foal boxes measuring 12' x 16' and a foaling box measuring 12' x 18'. In addition there is a tack room, store room and a hay barn measuring 36' x 24'.

SERVICES

The property benefits from a private borehole water supply as well as rain water harvesting and solar lighting to the yard.

TENURE

The land is being offered for sale on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as known.

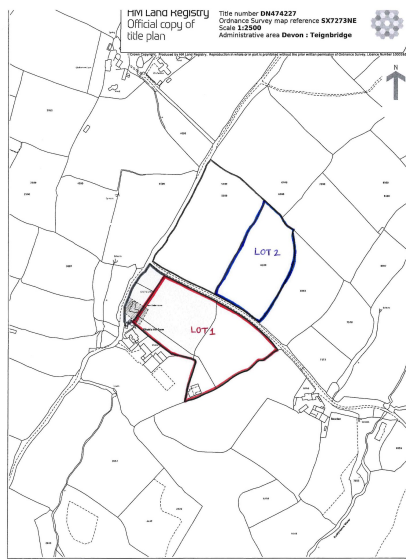
LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye, Equestrian. Telephone 01548 845095 for details.





- Smart newly built stable yard • 11 Loose boxes
- Tack and feed rooms
- Hay Barn
- Shepherds hut
- Fantastic location and hacking on Dartmoor
- Spectacular views
- Easy access to A38
- Approximately 5.24 acres (2.12 hectares) of paddocks
- For sale by private treaty



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.



Modbury:
 3 Church Street, Modbury, Ivybridge PL21 0QW
 01548 830831
 modbury@luscombemaye.com
 www.luscombemaye.com