

Sowton Farm







Sowton Farm,

Sowton Road, Yelverton, Devon, PL20 6DB

Open Moorland 500 yards • Yelverton Parade 2.5 miles • Tavistock Town Centre 8 miles • Plymouth City Centre 8 miles (Derriford Hospital 5 miles) • Exeter (via A38) 49 miles

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With no onward chain, a privately located equestrian smallholding with moorland outriding, comprising a 5-double-bedroom, 16th-century longhouse, studio annexe, extensive gardens, outbuildings, stables, and paddocks, 4.19 acres in all.

- Superbly Situated Countryside Smallholding
- Five Double Bedrooms, Three Receptions
- Beautiful, Varied Grounds of 4.19 Acres in All
- Four Paddocks, Stables, Moorland Outriding
- Freehold
- Bright and Versatile, Grade II Listed Farmhouse
- Additional Studio Annexe / Holiday Let
- Domestic Outbuildings and Stone Barn
- No Onward Chain
- Council Tax Band: G

Guide Price £1,195,000

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SITUATION

This appealing home occupies a truly enviable, private and peaceful location outside of Yelverton, off Roborough Down, within 500 yards of open moorland yet officially outside of Dartmoor National Park. The property is equidistant from the desirable market town of Tavistock and the city of Plymouth, including being within commutable distance of Derriford Hospital (5 miles). The full expanse of Dartmoor can be found just a short distance away, providing superb outriding, and incredible opportunities for active families and those with an outdoors-oriented lifestyle.

The desirable village of Yelverton provides an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, two bakeries, local butchers, a delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Dentist, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community. The thriving town of Tavistock, only 8 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 8 miles to the south.

DESCRIPTION

This wonderfully situated, Grade II Listed country home offers character, comfort and quality in equal measure and, having been a much-loved home to our client, is now offered for sale, with no onward chain, for the first time in 35 years. The farmhouse is understood to date from the 16th century and is Grade II Listed. Originally a traditional Devon longhouse with a cross passage and shippon, it has seen significant alteration and extension, including during the early 19th century, and has been comprehensively modernised and improved during our client's ownership. As a result, the bright and versatile house is beautifully presented and finished whilst retaining a great degree of its original character and charm. Alongside the principal accommodation is a studio annexe, suitable for dependent relatives or holiday letting. Externally, the farmhouse is complemented by some extremely pretty and superbly well-kept gardens featuring several domestic outbuildings, whilst there is also strong equestrian appeal through the provision of four paddocks, totalling 3.16 acres, and a timber stable block, with the grounds extending to 4.19 acres in all.

ACCOMMODATION

Throughout the farmhouse is a wealth of character and period detail, including extensive exposed granite and stonework, various exposed beams, timber and lintels, panelled and ledged timber doors, timber wall panelling, flagstone slate flooring, Gothic arched doorways, several fireplaces, stone mullioned windows, high skirting boards and architraves. The property is accessed via an original entrance porch with a Gothic-arched doorway into a central cross-passage hall where there is a part-panelled cloakroom and stairs rising to the first floor. To one side of the hall is a lovely, dual-aspect principal drawing room, centred around a substantial stone fireplace housing a log-burning stove, and enjoying views over the front cottage-style garden.













Across the hall is a front-facing dining room focused around an impressive granite fireplace with log-burning stove, beyond which is a cosy snug sitting room, with its own log-burning stove within a granite fireplace. Off the dining room is a bright, triple-aspect, extended kitchen/breakfast room, adjacent to which is a rear porch leading in from the parking area and providing access to a useful utility/boot room, featuring a second Belfast sink, built-in storage and space for laundry appliances. Of particular note, the kitchen is fitted with a good range of solid timber cupboards and cabinets beneath beech block and part-marble worktops, incorporating a double Belfast sink, with spaces for a dishwasher and upright fridge-freezer, a pantry cupboard with slate shelving, and an oil-fired Aga with two hotplates and four ovens.

Off the split, first-floor landing, which also provides a useful study or reading area, are the five double bedrooms, all bright and well-proportioned, of which three enjoy attractive views over the front garden, two have fitted wardrobes and two feature vanity wash basins. Adjacent to the principal bedroom is a dedicated dressing room. The two bathrooms both feature a bath and a separate shower enclosure with rainfall heads, whilst the primary bathroom is also finished with marble surfaces.

STUDIO ANNEXE

Presented in a smart, contemporary style, the studio has consent for ancillary use, comprising a bed/sitting room with an open walk-in shower, and has been utilised by our client for holiday letting.

GARDENS, LAND AND OUTBUILDINGS

A granite-pillared, five-bar gate leads into a gravelled parking area where the stable block is situated, comprising three loose boxes, a tack room, a workshop/utility and a log store. Attractive cottage-style gardens surround the house, featuring colourful planting, a mature fig tree, a feature butterwell, an elevated lawn with specimen acers, a hardwood greenhouse, timber tool shed, sunken patio with a solid-fuel hot tub, and a detached stone barn which may offer potential for alternative uses, subject to any necessary consents. The four paddocks extend to approximately 3.16 acres, of which the northernmost contains five apple trees and a stream, and there is separate road access to the easternmost and western fields. We understand that the property benefits from a right-of-way over the track which sits between the gardens and the two eastern fields (see our plan).

SERVICES

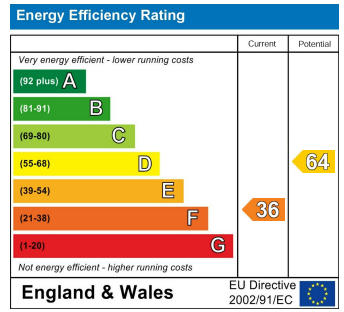
Mains water and electricity. Oil-fired central heating. Underfloor heating to the drawing room, annexe and two bathrooms. Private drainage via a septic tank. Ultrafast broadband is available. Variable outdoor mobile voice/data service is available via the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///dolly.nest.besotted. Please note that for detailed directions, please contact the office.

Approximate Gross Internal Area 3388 sq ft - 315 sq m
(Excluding Outbuilding)
Ground Floor Area 1826 sq ft – 170 sq m
First Floor Area 1563 sq ft – 145 sq m
Outbuilding Area 655 sq ft – 61 sq m





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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