



Lower Sheepridge Farm







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Gulworthy, Tavistock, Devon, PL19 8JJ

Bere Alston 3.6 miles (Train Station 4.2 miles) • Tavistock 4 miles • Dartmoor National Park (Whitchurch Down) 5 miles • Plymouth City Centre (via A386) 18.5 miles

For sale for the first time in over 50 years, a hugely appealing smallholding in a secluded, private and picturesque valley setting, comprising a farmhouse for refurbishment, various buildings, gardens and a paddock, approx. 7.44 acres in all.

- Rural Smallholding with No Neighbours
- Extensive Varied Gardens and Orchard
- 4-Acre Paddock, Approx. 7.44 Acres in All
- Breath-taking Panoramic Valley Views
- Freehold
- South-facing Farmhouse for Refurbishment
- 2-Storey Stone Barn, Stable and Piggery
- Additional 12.5 Acres by Negotiation
- Easy Access to Tavistock and Dartmoor
- Council Tax Band: D

Guide Price £600,000

Stags Tavistock

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SITUATION

This exceptionally well-situated home is located in a truly spectacular countryside setting, partway along a no-through lane which is shared with only one other property, and has no immediate neighbours. The house sits in an elevated, south-facing position, surrounded by its own land, overlooking the Tamar Valley and the River Tamar itself (and falling within the Tamar Valley National Landscape (formerly AONB)), with distant views across Harewood towards the Bere Peninsula. Despite its peaceful and secluded nature, the property is only four miles from the centre of Tavistock and all of the town's facilities and amenities.

Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square. Plymouth, 15 miles to the south, provides extensive amenities, while Exeter, 40 miles to the northeast, offers rail and motorway connections to London and the wider UK, as well as an international airport.

DESCRIPTION

Available for the first time in 55 years, with no onward chain, this remarkable home was originally constructed, circa 1850, as a Duke of Bedford farmhouse. The property is now in need of refurbishment and modernisation, but no doubt offers considerable further scope for alteration, adaptation and remodelling, subject to any necessary consents. Being elevated and south-facing, the majority of the extended accommodation benefits from the breathtaking views across the Tamar Valley and over the property's gardens, which surround the house and offer a wonderful, natural environment for an incoming owner to mould and shape to their tastes. Accompanying the house is a 4-acre pasture field and a variety of traditional outbuildings, including timber stabling and a two-storey stone barn, which may offer potential for conversion (STP). This is an exceptionally rare and exciting opportunity to acquire an individual character home with incredible potential, situated in a truly idyllic, unspoilt countryside setting.

THE HOUSE

The house has entrances on both the ground and lower ground levels, having recently been adapted to provide a largely self-contained area on the upper floor. The original entrance porch can be found on the house's eastern side, and there is another entrance from the driveway, although access is more commonly gained now through the western entrance directly into a good-sized utility/boot room. The accommodation can then be summarised as follows: a kitchen/dining room featuring an oil-fired Rayburn, with a dining area enjoying the spectacular view; a small inner hallway with a walk-in larder; a ground-floor bathroom; and two dual-aspect reception rooms, both centred around fireplaces, of which one has a Morso log burning stove. On the first floor are a wet room and three bedrooms, including two original front-facing, dual-aspect rooms and a further sizeable bedroom to the rear. Beyond this room is the upper entrance hall and a small kitchenette.





Externally, a concreted yard provides parking and turning space. The house's principal gardens wrap around the house on three sides and enjoy the southerly aspect, comprising a mixture of lawned areas, planted beds, and some specimen trees and shrubs, including camellias, roses and magnolias. Buildings include a tool shed, greenhouse and an open blockwork store. To the southeast of the house is an orchard containing a dozen heritage apple trees, through which a stream flows down the valley to join the River Tamar. The gardens offer excellent potential for cultivation and horticulture, including the creation of a vegetable garden and space for domestic livestock.

LAND AND OUTBUILDINGS

To the south and west of the house is a pasture field, sloping north to south, which amounts to approximately 4 acres, and an area of woodland extending to just over an acre. Positioned around the concrete yard is a variety of useful outbuildings, including two brick and stone machinery stores, a blockwork piggery, a former dairy - now a store - a former kennel, and a timber stable building loosely divided into two boxes and a hay store. Finally, there is a two-storey stone barn with a workshop/tool store attached at the rear. The barn has been informally adapted and altered to include power and lighting, some plasterwork and decoration, kitchen units, and a ladder to the first floor featuring two rooms, plus a shower room. Whilst there are no consents for these alterations, the barn may offer some potential for formal conversion to provide an annexe or holiday let, subject to any necessary consents or approvals.

ADDITIONAL LAND

To the north and west of the house are five additional paddocks and a further area of woodland totalling approximately 12.5 acres, which may be available under separate negotiation. See our Location Plan. Please contact the agents for details.

SERVICES

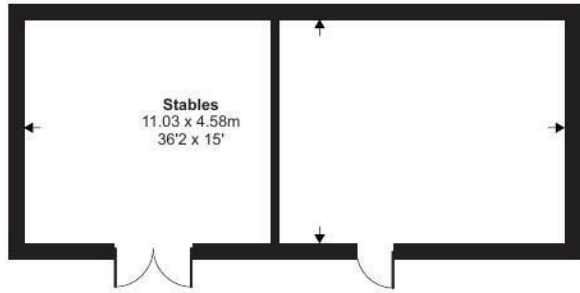
Mains electricity. 18x south-facing photovoltaic panels on a feed-in-tariff. Private, spring-fed water and mains backup. Private drainage via a septic tank (condition and compliance with regulations unknown). Oil-fired Rayburn Range serving domestic hot water, 2 radiators and cooking. 1x night storage heater, 1x electric radiator. The barn is served by power, water, LPG bottles, and a separate septic tank. Standard broadband is available. The property currently has AirBand. Variable mobile voice/data services are 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.

AGENT'S NOTES

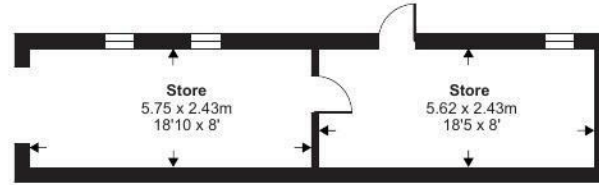
1. There is a lease agreement with West Devon Borough Council, in part of the lower woodland, to allow for a footpath. There are no public or private rights of way crossing the gardens or paddock.
2. The property is situated in an area well-known for its history of metalliferous mining activity. No workings are known to exist on or in close proximity to the property.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agent, Stags Tavistock Office. The What3words reference is [///golf.champions.jubilant](https://www.what3words.com/#!/en/0G9P-0R9P-0R9P).



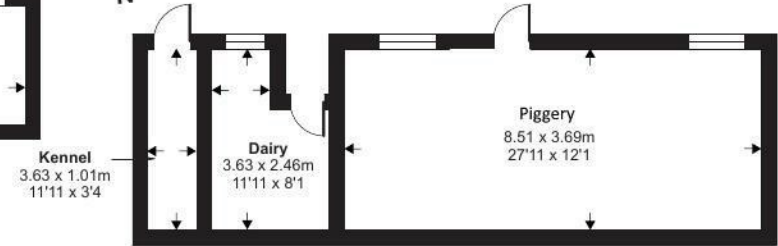
Outbuilding



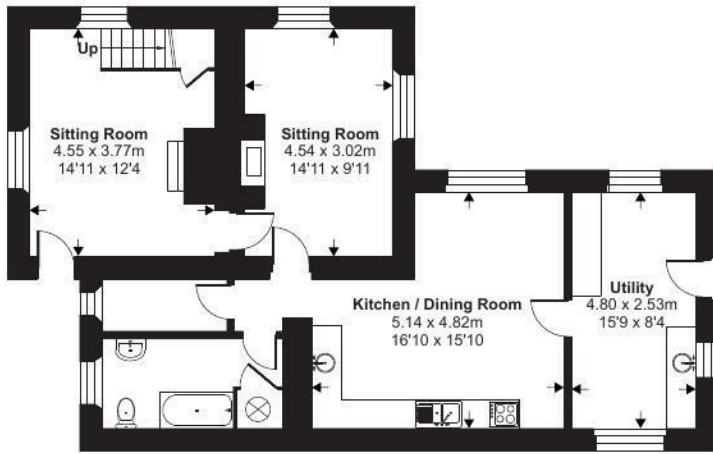
Outbuilding



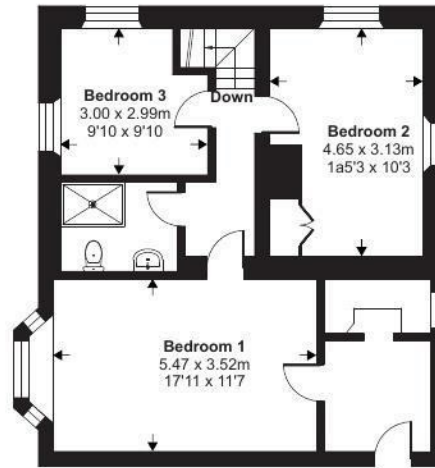
Approximate Area = 1621 sq ft / 150.5 sq m
 Annexe = 596 sq ft / 55.3 sq m
 Outbuilding = 1555 sq ft / 144.4 sq m
 Total = 3772 sq ft / 350.2 sq m
 For identification only - Not to scale



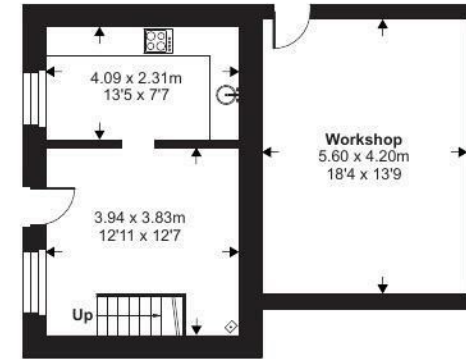
Outbuilding



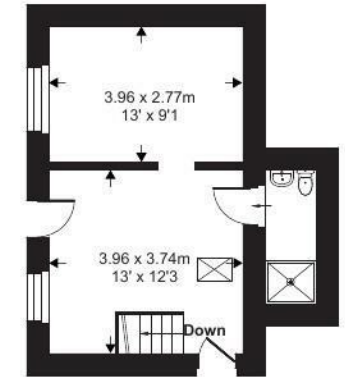
Ground Floor



First Floor



Two Storey Stone Barn
Ground Floor



Two Storey Stone Barn
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1424258



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



