



Old Venn Farm







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Caseytown, Tavistock, Devon, PL19 9LE

Open Moorland (Whitchurch Down) - Directly Adjacent • Golf Club 1.2 miles • Town Centre 2.2 miles • Mount Kelly 2.2 miles (Prep School 1.7 miles) • Plymouth 15 miles • Exeter 40 miles

An exceptional, Grade II Listed character home with equestrian appeal, in an idyllic moorland setting with direct outriding, complete with beautiful 1-acre gardens, paddocks, stabling and extensive outbuildings, 4.59 acres in all.

- Wonderful Lifestyle Home Close to Tavistock
- Private and Exclusive Moorland Setting
- Stable Yard and Paddocks Totalling 2.5 Acres
- Extensive Outbuildings of over 2,000sq.ft
- Freehold
- High-specification, Grade II Listed House
- Wonderful Family-oriented Gardens of 1 Acre
- Private Bridlepath Providing Direct Outriding
- Live Planning for the Completion of an Annexe
- Council Tax Band: F

Guide Price £1,295,000

Stags Tavistock

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SITUATION

This exceptional home is located in the much sought-after and highly exclusive moorland settlement of Caseytown, on the edge of Whitchurch Down, just 2 miles from Tavistock town centre. Caseytown Lane is a no-through road and therefore benefits from an absence of traffic, but facilitates short, direct access to open moorland in both directions, making the house ideally positioned for active family life and those who enjoy walking, riding, cycling or exploring. Additionally, Tavistock's popular golf and cricket clubs are accessible nearby.

Tavistock 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, in which regular farmers' markets are held. The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

DESCRIPTION

This historic, Grade II-listed Dartmoor home is believed to have origins dating as far back as the late-16th century, and later formed part of a working farm before being restored into a private dwelling in the 1980s. More recently, the property has been a cherished home to our clients for the past 15 years, during which time it has seen considerable improvement and overhaul both internally and externally, including full refurbishment with high-quality fixtures and fittings, bringing an excellent degree of modern comfort and convenience. A particular highlight is the property's gardens and grounds, which extend to approximately 4.59 acres in all, and comprise an expansive lawn, colourful cottage-style gardens, a pretty courtyard, all of which should appeal to keen horticulturalists and those with an affinity for wildlife and the natural environment, and both traditional stone and modern oak-framed outbuildings, as well as three paddocks served by a stable block. Of additional particular appeal to those with equestrian interests, the property enjoys direct outriding to Whitchurch Down using a private bridleway from the stables (see our Location Plan).

ACCOMMODATION

Throughout the house, there is an incredible array of character details and finishing touches, including extensive exposed timber beams and lintels, bespoke oak joinery such as the architraves, kitchen cabinets, ledged timber doors and principal staircase, tumbled limestone flooring, slate window sills, and granite fixtures, including an original turning staircase, a substantial fireplace, and mullioned windows believed to have been taken from nearby Tavistock's historic Abbey.

The house is accessed initially into a welcoming, vaulted reception hall, from where the ground-floor accommodation can be summarised as follows: the bespoke kitchen, equipped with a walk-in pantry and an excellent range of cupboards and cabinets beneath black granite worktops, incorporating a ceramic sink, a Rangemaster 110 series cooker with twin ovens, grill, plate warmer, five-ring LPG hob and a hot plate, and a freestanding oak island with a stainless steel preparation surface; the dining room, which features patio doors to the principal garden; a bright, dual-aspect study with a logburning stove (new 2025), overlooking the courtyard; the triple-aspect sitting room, which features a sizeable granite fireplace housing a Morso log-burning stove, a set of patio doors to the courtyard, and the turning granite staircase to the first floor.





On the first floor are the generous master bedroom, which features exposed A-frames, triple fitted wardrobes, and a tasteful en-suite bathroom complete with both a freestanding slipper bath and a corner shower enclosure, three further double bedrooms, each with an attractive outlook over a different part of the gardens and grounds, and the family shower room.

OUTSIDE

The property is approached via a long private drive through electric gates to a large yard, featuring a substantial oak-framed building incorporating a garage and double carport with a storage loft over, and a covered veranda ideal for outdoor entertaining or barbecuing. To the rear is a colourfully planted, walled courtyard with a range of outbuildings, including a log store, plant/utility room and a converted building currently used as a gym, hobby rooms and workshop, with potential for annexe conversion, subject to the existing planning consent. Further outbuildings include a mower shed, garden store and historic well. The principal gardens extend to around an acre, dotted with mature specimen and fruit trees, and bordered by a natural stream. To the side of the house is a charming cottage-style garden with varied planting set around a wildlife pond, creating an attractive haven for wildlife.

LAND AND STABLES

The timber stable block is set around a concrete yard and provides four loose boxes, a hay store and tack room, all served by power, outdoor lighting and harvested rainwater. From here, the private bridlepath provides direct riding onto Dartmoor National Park. The land is divided into three paddocks totalling 2.5 acres, all well fenced and enclosed, and the northernmost benefits from a natural supply of water from a stream.

SERVICES

Mains electricity. Private water (2x wells, one serving the house, one the stable yard). Private drainage via a septic tank. Oil-fired central heating (separate boiler to the courtyard outbuildings). Electric underfloor heating in the kitchen and hall. Bottled LPG for cooking. Standard broadband is available (our clients use Starlink). Limited indoor, but good outdoor 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.

PLANNING

Planning consent was granted by Dartmoor National Park Authority on 23/01/2014 (ref: 0097/14) for the conversion of the workshop, hobbies room and gym into an annexe, alongside other alterations, which, having been commenced, make the consent extant, so that any buyer can complete the annexe conversion as proposed, without the need to reapply.

AGENT'S NOTES

1. The property benefits from a right-of-way over a long, private drive owned by the neighbouring property. Appropriate contributions towards maintenance and repair are applicable.
2. We understand that a similar right-of-way exists for a neighbouring landowner, which extends along the drive, through the property's yard and out to one neighbouring field.

VIEWINGS AND DIRECTIONS

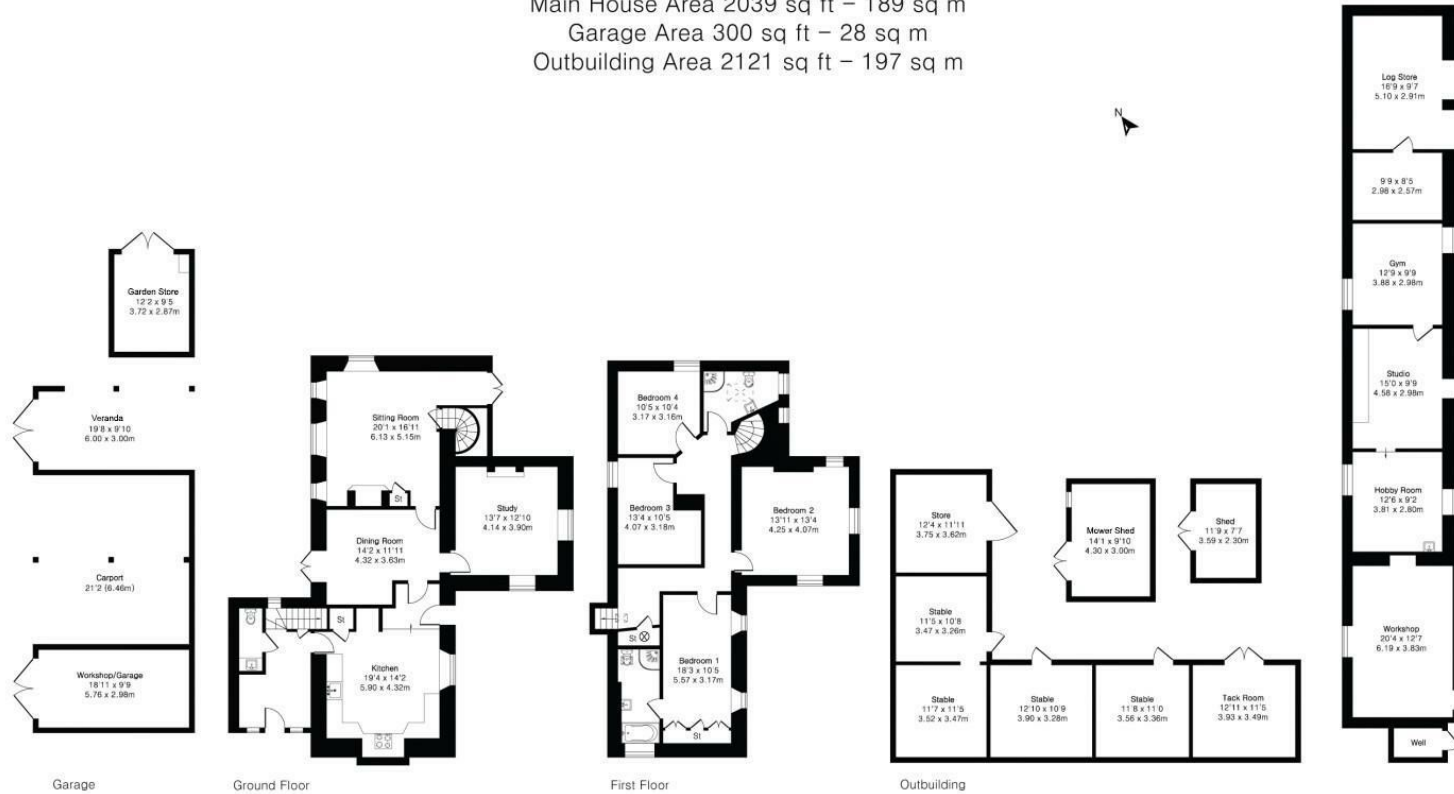
Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3word reference is [///data.spent.reverted](https://www.what3words.com/).

**Approximate Gross Internal Area 4460 sq ft - 414 sq m
(Excluding Garage & Outbuilding)**

Main House Area 2039 sq ft – 189 sq m

Garage Area 300 sq ft – 28 sq m

Outbuilding Area 2121 sq ft – 197 sq m



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		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



