



ONE STOODLEY BARN, HOLNE

SAWDYE & HARRIS
CELEBRATING 175 YEARS

ONE STOODLEY BARN

HOLNE • Nr ASHBURTON • DARTMOOR



Set just beyond the village of Holne, with far-reaching views across Hembury Valley and Dartmoor beyond, One Stoodley Barn is a beautifully reconfigured stone barn offering flexible four-bedroom accommodation and generous, characterful living spaces. Enhanced over time, it balances original barn features with the comfort and practicality of contemporary family life.

Vaulted ceilings, exposed timbers and well-proportioned rooms create a natural sense of light and space, while the elevated position ensures an ever-changing backdrop of valley and moorland views. The overall feel is one of relaxed country comfort — authentic, practical and perfectly suited to life on the edge of the moor.



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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Welcome



A recently added enclosed entrance hall creates a sheltered and practical arrival space — a thoughtful addition for Dartmoor living, offering room for boots, coats and everyday storage. From here, the home opens into the sitting room, where timber flooring, exposed stonework and a wood-burning stove create a comfortable and welcoming space for relaxing and unwinding.

This is a room that feels warm and settled, particularly on cooler evenings when the fire is lit, yet equally light and welcoming by day. A separate study sits just off the living space, providing a quiet and well-proportioned room for home working or reading away from the main flow of the house.









To the rear of the house lies the heart of the home: a reconfigured and opened-up kitchen and dining space with vaulted ceiling and exposed beams. The room enjoys a wonderful sense of volume, centred around the striking blue Everhot, complemented by timber work surfaces and generous preparation space. It is a sociable and well-balanced room, equally suited to everyday family life or entertaining.

Off the kitchen is a useful walk-in utility space, providing additional storage and laundry facilities, alongside a ground floor shower room – an excellent practical addition for family life or visiting guests. A door from the kitchen opens directly onto the rear patio, creating an easy connection between indoor and outdoor living. A spiral staircase rises from the kitchen to the mezzanine level, where an additional bedroom has been created – ideal for guests, teenagers or creative use.

A staircase rises from the living space to the first floor, where a further three bedrooms and the family bathroom can be found.

The principal bedroom is a particular highlight, enjoying stunning far-reaching views across the Dartmoor landscape and Teign Valley beyond. Waking up here feels entirely connected to the surrounding countryside — a peaceful and elevated outlook that changes beautifully with the seasons.





The family bathroom is thoughtfully finished, offering a generous and light-filled space with clean, contemporary fittings. It provides an elegant yet practical setting for everyday family use, complementing the character of the barn while delivering modern comfort.

Outside



From its elevated position, the property enjoys an ever-changing backdrop of rolling countryside and expansive skies, giving a wonderful sense of light and openness throughout the day.

The gardens wrap gently around the barn, bordered by established planting that provides both colour and privacy through the seasons. A patio terrace, directly accessed from the kitchen, offers a natural extension of the living space — perfectly positioned for outdoor dining, quiet mornings or relaxed summer evenings.

There is further space for vegetable growing and informal garden use, reflecting the practical, lived-in nature of the home. Private parking is available for several vehicles, and with Dartmoor's footpaths and open countryside close by, the setting is ideal for walkers and those drawn to rural life without isolation.

The gardens and views down the Valley set this home apart, and are often the first thing visitors fall in love with.



Key Facts for Buyers

TENURE - Freehold.

SERVICES

The property has mains electric, water and LPG Gas central heating. There is private shared septic tank drainage. . The property also benefits from solar panels and a FIT - please contact the agents for further information.

COUNCIL TAX BAND - E

EPC - D

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - **Key Facts for Buyers** - [**click here**](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024.

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

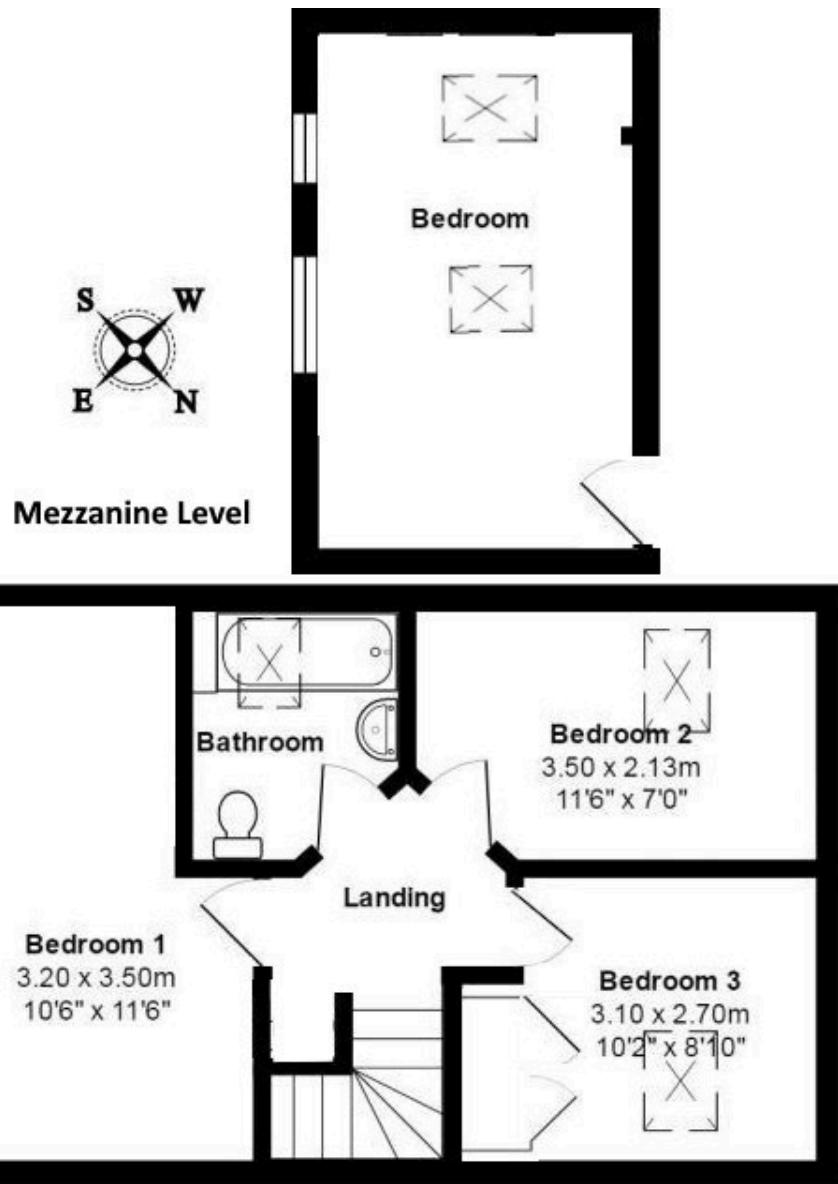
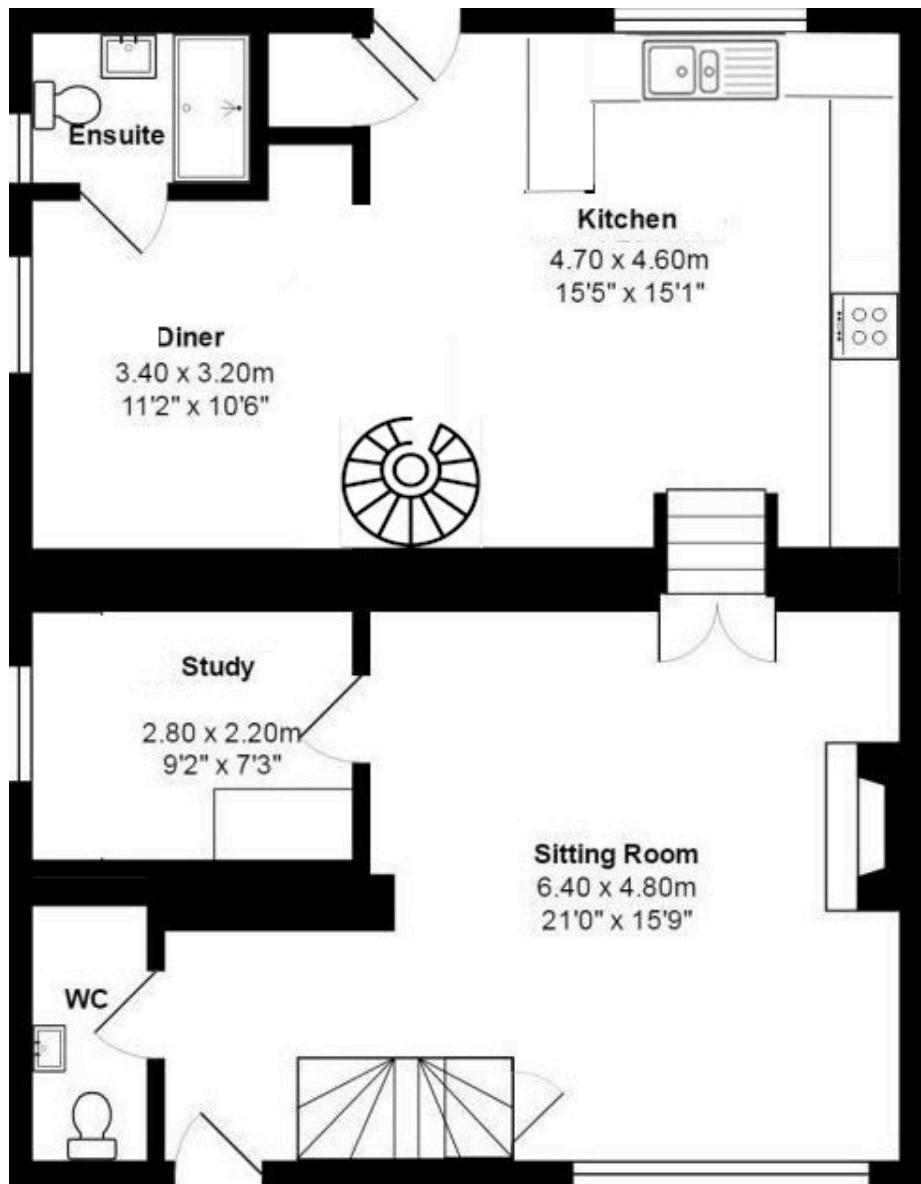
THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack





SAWDYE & HARRIS USE ALL REASONABLE ENDEAVOURS TO SUPPLY ACCURATE PROPERTY INFORMATION IN LINE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THESE PROPERTY DETAILS DO NOT CONSTITUTE ANY PART OF THE OFFER OR CONTRACT AND ALL MEASUREMENTS ARE APPROXIMATE. THE MATTERS IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. IT SHOULD NOT BE ASSUMED THAT THIS PROPERTY HAS ALL THE NECESSARY PLANNING, BUILDING REGULATION OR OTHER CONSENTS. ANY SERVICES, APPLIANCES AND HEATING SYSTEM(S) LISTED HAVE NOT BEEN CHECKED OR TESTED. PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO THE RELEVANT AUTHORITIES REGARDING THE CONNECTION OF ANY SERVICE. NO PERSON IN THE EMPLOYMENT OF SAWDYE & HARRIS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATIONS OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY OR THESE PARTICULARS OR ENTER INTO ANY CONTRACT RELATING TO THIS PROPERTY ON BEHALF OF THE VENDOR. FLOOR PLANS AND AERIAL IMAGES ARE NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY

About The Area

One Stoodley Barn sits just beyond the heart of Holne, one of Dartmoor National Park's most picturesque and well-loved villages. Surrounded by rolling countryside and open moorland, the setting offers a rare sense of peace and space, yet without feeling remote.

Holne itself has a strong and welcoming community, centred around its village hall, church and the much-loved Church House Inn – an easy walk from the property and a true focal point of village life.

Beyond Holne, the vibrant market town of Ashburton lies just a short drive away. Known for its independent shops, artisan food stores and the renowned Ashburton Cookery School, the town provides excellent everyday amenities while retaining character and charm.

For commuters and those seeking connectivity, the A38 is within easy reach, offering swift links to Exeter and Plymouth. Newton Abbot provides a mainline rail connection to London Paddington, and Exeter Airport is approximately 30 minutes by car.

The result is a location that feels genuinely rural and immersed in Dartmoor's natural beauty, yet remains practical and well connected – ideal for those seeking countryside living without isolation.





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HOLNE • DARTMOOR



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

