



Puddaven Farm

North Bovey, Newton Abbot



Puddaven Farm

North Bovey, Newton Abbot, Devon, TQ13 8RJ

£1,695,000 Guide Price

Immaculate Farmhouse

Stunning two bedroom Holiday Cottage

Outbuildings and stabling

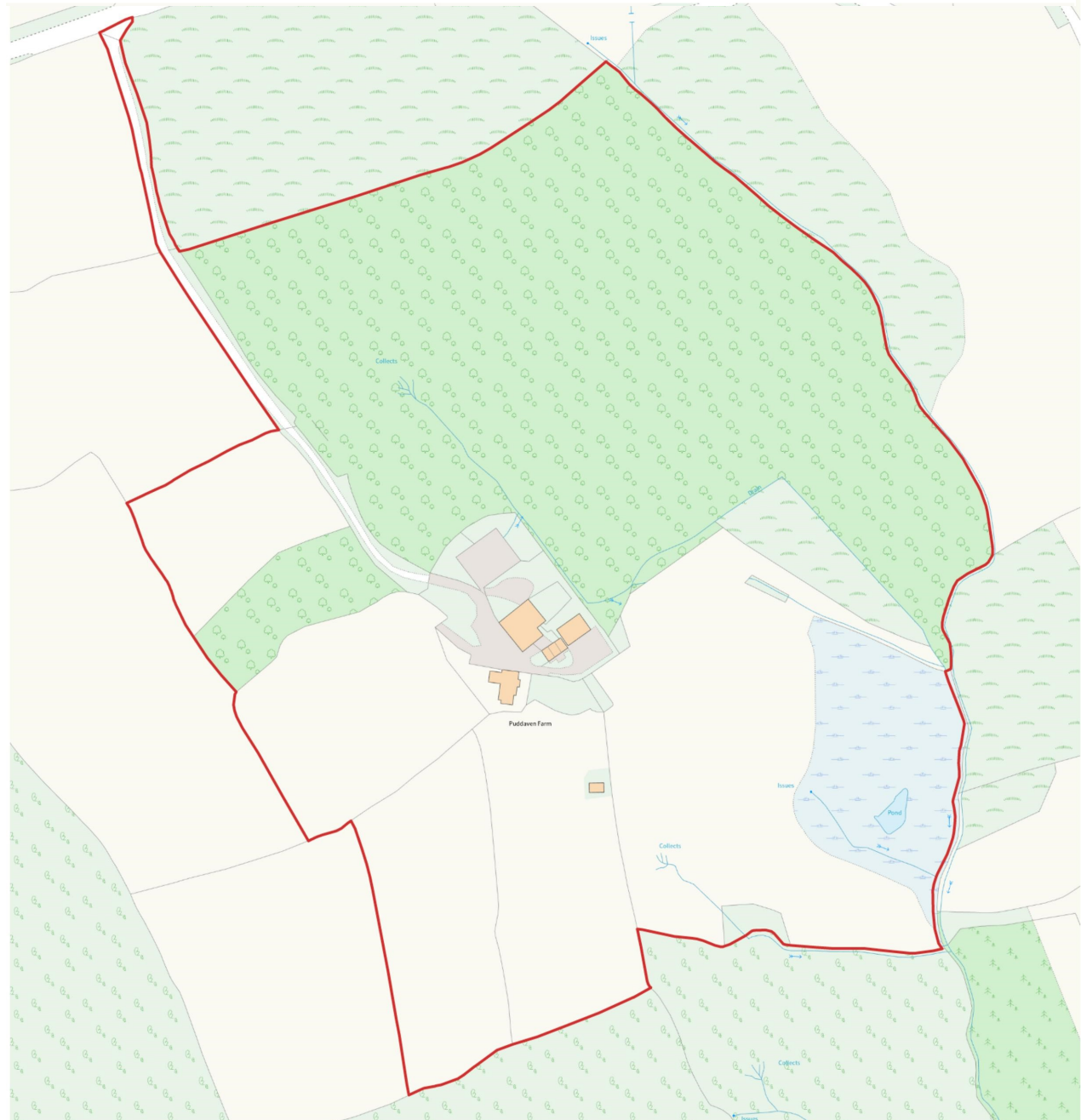
Outdoor equine menage

Well-maintained pasture land

Versatile lifestyle property

Far reaching views

In all totalling approximately 32.35 acres (13.09 hectares)



Situation...

Located on the Eastern fringes of the Dartmoor National Park.

Situated just to the West of Bovey Castle, Puddaven Farm enjoys a tranquil rural setting with stunning views across to Easdon Tor, while being conveniently located just 3 miles from the vibrant market towns of both Moretonhampstead and Chagford. The town of Bovey Tracey is located 10 miles to the South whilst the city of Exeter is located 17 miles to the West.

Both Moretonhampstead and Chagford benefit from a thriving community, and include busy streets, and a wide range of shops. The town of Bovey Tracey is home to many restaurants, bars, coffee shops and attractions, and includes a comprehensive range of amenities, including supermarkets, healthcare facilities, veterinary services, schools and recreational centres.



Transport links are excellent, with the A30 located 8 miles to the North providing quick access to Exeter. Exeter boasts a wide range of retail options, Train Stations and International Airport.

Accommodation

PUDDAVEN FARMHOUSE

Nestled in a peaceful, secluded location with no immediate neighbours, Puddaven Farm offers exceptional privacy and tranquillity. The farmhouse has undergone substantial enhancements and investment by the current owner, with both floors benefitting from hot water underfloor heating.

This beautifully laid out and spacious home offers a perfect blend of character, comfort, and flexibility, ideal for modern family living or multi-generational arrangements. The ground floor features a welcoming series of reception spaces including a sitting room come dining room which incorporates charm with its exposed beams and two beautifully presented wood burners, one of which incorporates a back boiler. The formal dining area adjoins a well-appointed kitchen and breakfast room which incorporates a Rayburn cooker and is perfect for entertaining. A sunroom bounds the sitting room and provides spectacular south facing views across the Dartmoor National Park. A separate utility room and a dedicated office provide practical convenience and privacy for working from home.

Upstairs, the main house offers three well-proportioned bedrooms which could be recreated to form four spacious bedrooms, all full of natural light and charm. A particularly large principle bedroom provides a luxurious retreat with an ensuite bathroom and dressing room, complemented by an additional two double bedrooms. The bathroom is centrally located and easily accessible to all bedrooms, with ample room for family use.

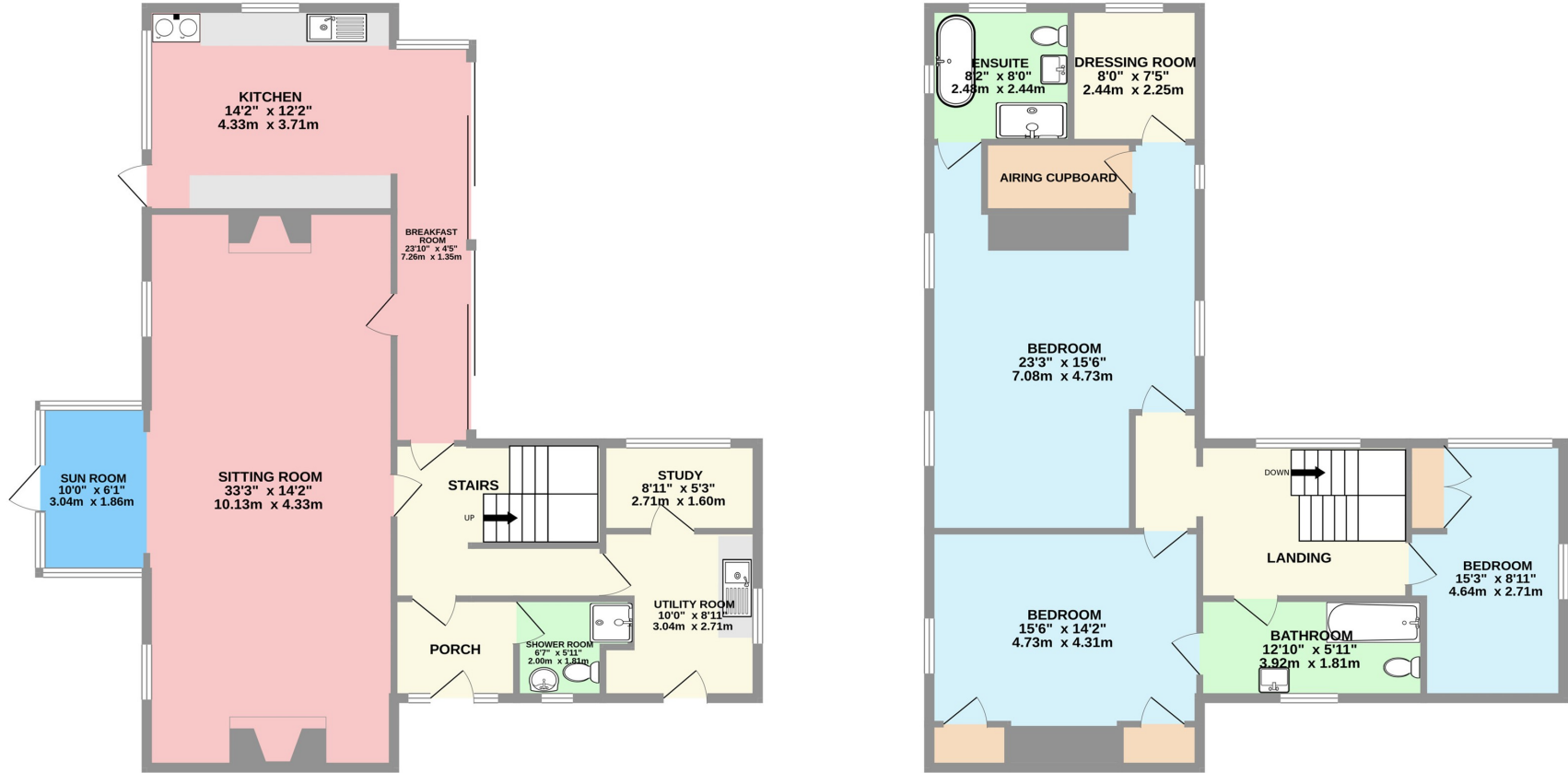
PUDDAVEN HOLIDAY COTTAGE

Is a beautifully presented two-bedroom cottage located a stones throw away from the main house. The property which benefits from underfloor heating features a welcoming open-plan living area on the first floor with a stylish kitchen and cozy lounge. Located on the ground floor lies a bedroom which includes an ensuite together with a separate utility room. Whilst on the second floor lies a second bedroom which again benefits from ensuite facilities.



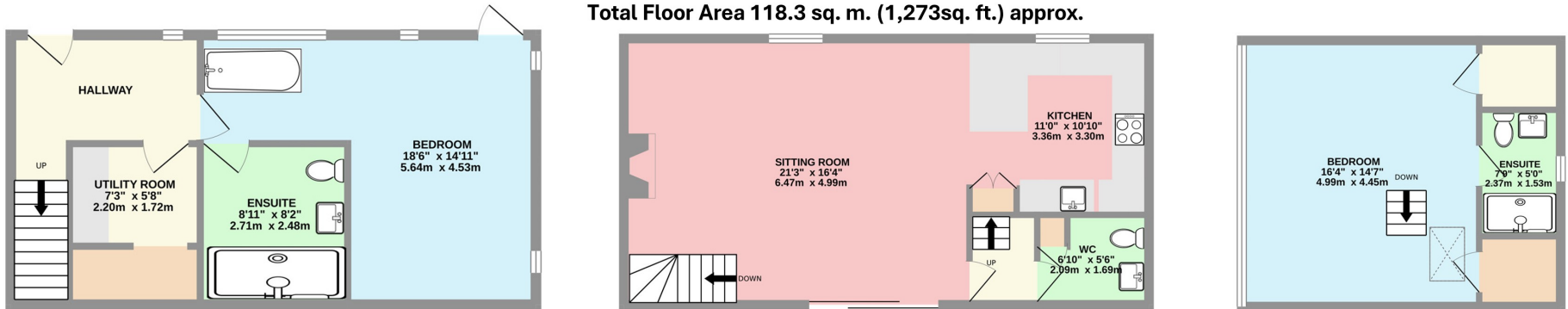
PUDDAVEN FARMHOUSE

Total Floor Area 194.5 sq. m. (2,093 sq. ft.) approx.



PUDDAVEN HOLIDAY COTTAGE

Total Floor Area 118.3 sq. m. (1,273sq. ft.) approx.



Land and Buildings

Adjacent to Puddaven Cottage is a storage shed (44'5" x 32'4") which has potential for a variety of different uses but currently delivers storage facilities for farm machinery and outdoor equipment. A further extensive barn (38'5" x 33'11"), which incorporates a neatly laid out lean-to, including stabling, a tack room, a WC, and a dedicated log store. An outdoor equine menage is located in close proximity to the block of stables.

The land at Puddaven Farm extends in all to approximately 30 acres. This principally comprising of 5 separate field parcels down to permanent grassland which are both level to slightly sloping in topography. Whilst the remainder of the land forms a wildlife haven containing areas of wet, marshy land characterized by the presence of rushes. This single field parcel is home to a variety of rare flora and fauna. The combination of diverse landscapes, well-presented outbuildings, and private setting presents a rare opportunity to create a distinctive destination venue or luxury retreat.



Outside

Accessed via a private driveway with ample parking, this exceptional property offers a number of outbuildings with remarkable potential for further development (subject to necessary planning consents).

Surrounding the property, the beautifully landscaped gardens are predominantly laid to lawn, bordered by mature plants and hedging. A patio area provides the perfect setting for outside dining and entertaining, while a separate productive vegetable garden adds to the property's rural charm.

Services

Drainage is via a septic tank system, and the entire property benefits from mains electricity. Water is supplied via a borehole. Both Puddaven Farmhouse and Cottage benefit from oil-fired central heating. Internet for both the farmhouse and cottage is provided by Starlink. A solar power system is located on the equestrian building which in turn is connected to both the borehole and holiday cottage.

⚡ EE Rating - E - Puddaven Farmhouse

⚡ EE Rating - D - Puddaven Cottage

£ Council Tax Band - E

/// Directions

What3Words - nation.easygoing.treat

Photographs taken in July 2025.

Viewings strictly by appointment only

Please ring **01392 252262** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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