



Parktown Farm







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Sampford Spiney, Devon, PL20 6LN

Open Moorland 500 yards • Yelverton Parade 4.2 miles • Tavistock Town Centre (via Sampford Spiney) 6 miles • Plymouth 14 miles (Derriford Hospital 10.5 miles) • Exeter (via A386 45 miles)

A spectacularly located, historic but non-listed Dartmoor farmstead for refurbishment, comprising a 4-double-bedroom house, a range of stone outbuildings, stabling, gardens, woodland and paddocks, 11.91 acres in all.

- For Sale by Informal Tender
- Truly Captivating Dartmoor Residence
- Valuable Range of Stone Outbuildings
- Breath-taking Scenery in Every Direction
- Freehold
- Closing Weds 2/9/26 at 12:00pm midday
- Historic Farmhouse for Refurbishment
- Gardens, Woods, Paddocks, 11.91 Acres
- Direct Moorland Outriding and Access
- Council Tax Band: F

Guide Price £790,000

Stags Tavistock

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SITUATION

This property is located on the fringe of the exclusive, quiet and unspoilt hamlet of Sampford Spiney in West Devon, which sits above the Walkham Valley within Dartmoor National Park. Open moorland is accessible within a few hundred yards, including several of the moors' prominent granite tors in close proximity, which should be of particular interest to those with equestrian interests. Surrounded by its own incredibly picturesque grounds of 11.91 acres, the property offers exceptional peace, privacy and seclusion, with no direct neighbours.

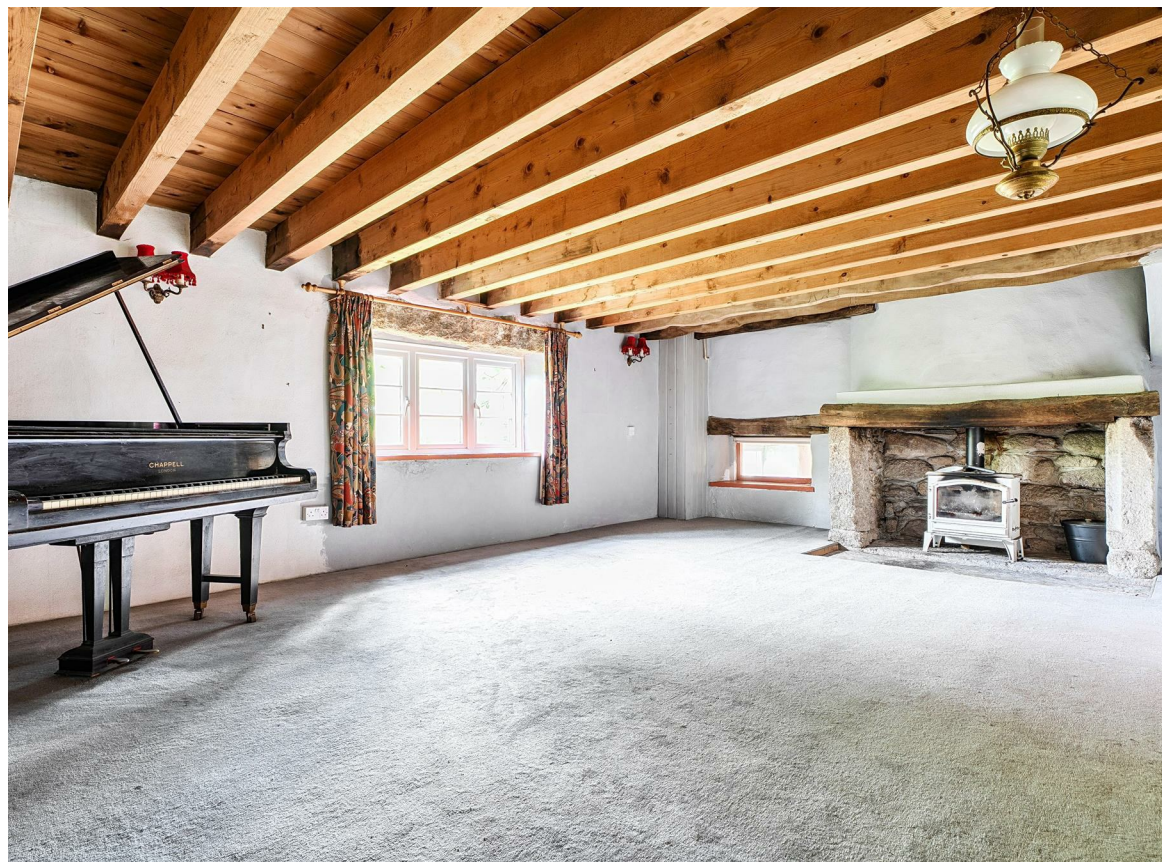
An excellent range of day-to-day amenities is available at Yelverton (4.2 miles), which is a desirable village with a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. The area also has a good selection of primary schools and, for the sports enthusiast, there are golf, cricket, tennis and bowling clubs. The thriving market town of Tavistock, including the sought-after private and independent school, Mount Kelly, is 6 miles away across the edge of the moors.

DESCRIPTION

This is a fascinating and quite incredible opportunity to acquire a rural Dartmoor farmstead, which, we understand, dates to the late 17th century and, having been in our clients' family's ownership for some 35 years, now requires comprehensive modernisation and refurbishment, and is for sale with no onward chain. The property is multifaceted and comprises a non-listed, 4-bedroom, 3-bathroom farmhouse together with lush, wooded gardens and grounds ready for landscaping, plus meadow fields and a range of versatile stone outbuildings, including stabling, which collectively offer remarkable potential and incredible breadth of appeal. This is a truly unique opportunity to acquire an historic piece of Dartmoor, in breathtaking surroundings and with the full expanse of the National Park on the doorstep.

HOUSE AND GARDENS

The farmhouse displays a wealth of traditional character, including beamed ceilings and A-frames, extensive exposed stonework, open fireplaces and granite arched doorways, timber and slate windowsills, and timber and parquet flooring. The ground-floor layout can be summarised as follows: a stone storm porch leading into an entrance hallway with the principal staircase; a cloakroom; a principal, front-facing sitting room centred around a substantial stone fireplace with a timber bressummer and inset Esse wood-burning stove; the kitchen/breakfast room fitted with a range of traditional timber cupboards and cabinets, stainless steel sink and drainer, spaces for appliances, and an oil-fired Aga set within a granite-arched recess; a walk-in pantry; a rear hallway; a further ancillary/utility room with a door to the rear garden; an inner hallway with secondary staircase; a further dual-aspect reception room with its own front entrance and a sizeable log-burning stove set within a granite fireplace. The principal landing then serves three double bedrooms, including two with en-suites and one with its own washroom. From the secondary staircase is a further, vaulted dual-aspect double bedroom, again with an en-suite. This section of the house has potential for independent or annexe-style use, subject to any necessary consents.





Surrounding the house are some very well-established gardens planted with a great number of specimen trees, shrubs and flowering plants, including a large wisteria adorning the entrance porch, several roses, a fig tree, camellias, hydrangeas and magnolias. Through the pretty rear garden runs a gentle brook. The gardens offer incredible scope for landscaping and arrangement to suit a wide range of interests, and naturally extend away in every direction into a sizeable, idyllic private woodland, interspersed with wildflower banks, presenting great appeal for those interested in ecology, wildlife and conservation.

LAND AND OUTBUILDINGS

Within the yard in front of the house is a very useful range of largely stone outbuildings, including a machinery store, an open-fronted garage, a log store and attached remains of a further building (possibly a greenhouse/otting shed), a substantial stable block encompassing two loose boxes and a tack store, and a good-sized workshop. There are three sheltered fields within the grounds, amounting to approximately 3.2 acres, including a timber field shelter in the southwestern field. There is direct outlying to open moorland available from the doorstep.

SERVICES

Mains electricity. 19x photovoltaic panels benefiting from a feed-in tariff. Private, spring-fed water with filtration. Oil-fired heating via the Aga. Private drainage via a septic tank (location and condition unknown). Standard broadband is available. Variable outdoor mobile voice service is available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

METHOD OF SALE - INFORMAL TENDER

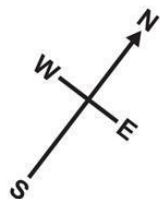
The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 2nd September 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

AGENT'S NOTES

1. We understand that a neighbouring landowner benefits from a right of access along part of the entrance lane, where there is gated access into their field to the north.
2. Parts of the property are subject to Tree Preservation Orders and Conservation Orders, and/or fall within a Site of Special Scientific Interest (SSSI).

VIEWING AND DIRECTIONS

Viewings are strictly by appointment with the sole agent, Stags. The What3words reference is [///grandest.cherub.locator](https://www.what3words.com/landmark/cherub/locator). Viewers are advised that the lanes approaching the property are very narrow and, in places, flanked on both sides by stone walls. Wide or long-wheelbase vehicles are therefore unsuitable. A ditch runs along part of the approach before turning into the property's driveway - take care. If you are unsure, please seek clarification or directions from the office before setting off, as there is limited mobile signal in the area.

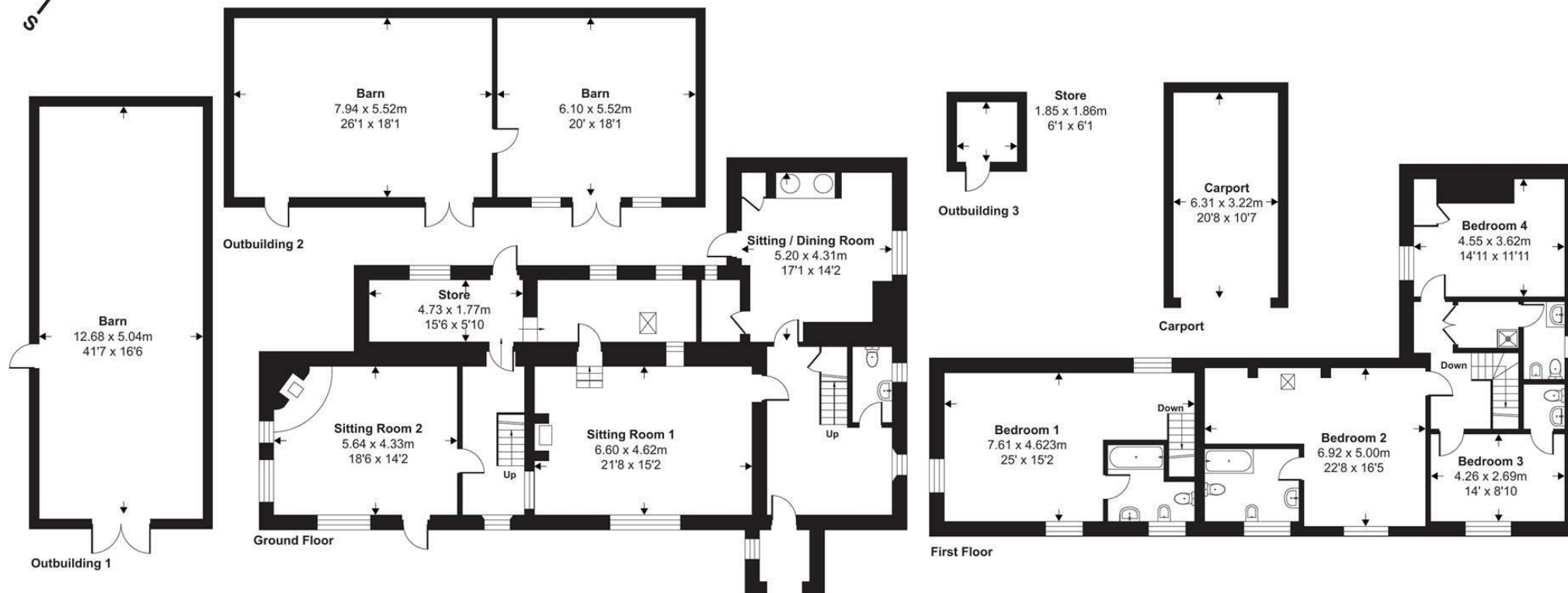


Approximate Area = 2794 sq ft / 259.5 sq m (excludes carport)

Outbuildings = 1568 sq ft / 145.6 sq m

Total = 4362 sq ft / 405.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2026. Produced for Stags. REF: 1485500



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		
(55-68) D		59
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

