



Nattor Farm







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Lane End, Peter Tavy, Devon, PL19 9NB

Open Moorland directly adjacent • Mary Tavy (Shop and Public House) 3.3 miles • Tavistock 7 miles
• A30 access 12.3 miles • Okehampton 15.8 miles • Plymouth 22 miles • Exeter 39 miles

A quite spectacularly located, frontier Dartmoor farmstead, surrounded by open moorland and with no near neighbours, comprising a farmhouse, separate cottage, annexe, outbuildings and pretty gardens, 0.72 acres in all.

- Spectacular Frontier Dartmoor Farmstead
- 3/4-bedroom Farmhouse, 2-bedroom Cottage
- Income and/or Multi-generational Possibilities
- Lovely Varied Gardens and Orchard, 0.72 acres
- Freehold
- Superb Privacy, No Near Neighbours
- Additional 2-bedroom Annexe
- Stone Buildings Including Workshop and Stores
- No Onward Chain
- Rateable Value: £3,500

Guide Price £875,000

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SITUATION

This appealing Dartmoor home is located in a truly breathtaking moorland setting, on the outskirts of the small moorland settlement of Lane End, which, as the name suggests, sits at the end of a no-through road leading directly out to the open expanse of the National Park. The property has no direct neighbours, and there are endless opportunities for those interested in walking, riding or cycling, or with an active family or energetic pets, available directly from the doorstep.

The popular village of Mary Tavy is just over 3 miles to the southwest, where there is a village store and post office, a popular pub and an OFSTED Outstanding-rated Primary School. The village is located on Route 27 of the National Cycle Network, as is the neighbouring village of Peter Tavy, which is highly sought-after and also features a very well-regarded public house. Tavistock, 4 miles further to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 19 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 36 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This is a generational opportunity to acquire a Dartmoor "frontier farmstead", with distant origins dating to the mid-1300s, and which, more recently, has been in our clients' ownership for more than 55 years, having not changed hands on the open market in modern history. Historically, the house formed the hub of a working farm, although it has long since been separated from its surrounding land. Currently, the property is arranged as two self-contained, unrestricted dwellings - a 3/4-bedroom farmhouse and a separate 2-bedroom cottage - plus a 2-bedroom informal annexe, all enjoying the breathtaking views. Set within varied gardens and grounds extending to approximately 0.72 acres, also containing a useful range of stone outbuildings, the property offers exceptional flexibility and potential for a variety of uses, including for multi-generational occupation, a home-and-income proposition or a combination thereof. This is a truly exceptional chance to acquire a unique and historic Dartmoor home in remarkable surroundings, offering a broad range of lifestyle opportunities.

THE FARMHOUSE

The two dwellings are all full of traditional detail and character, including flagstone slate flooring, slate windowsills, exposed granite and stonework, stone fireplaces, oak flooring, exposed ceiling timbers, and ledged-and-braced doors.

The accommodation of the farmhouse is arranged as follows: a sizeable entrance porch/boot room with quarry tiled flooring; a central sitting room focused around a log-burning stove; a separate snug/dining room; a kitchen/breakfast room, fitted with a good range of Shaker-style cupboards incorporating a 1.5-bowl stainless steel Franke sink and drainer, Hisense electric oven and Cooke & Lewis four-ring induction hob; a utility room/rear porch; a tasteful ground-floor bathroom; three first-floor double bedrooms, including two bright, high-vaulted front-facing rooms overlooking the pond garden, plus a dual-aspect room enjoying spectacular views; a study or occasional single bedroom, and; a modern standalone shower room.





THE COTTAGE

The cottage accommodation comprises: an entrance porch; a dual-aspect sitting room enjoying the spectacular views, centred around a substantial inglenook fireplace with original cast iron opening, currently housing a Handol log-burning stove; a separate front-facing study/snug; an exceptionally bright, triple-aspect kitchen/dining room extension, with the views on full display; the kitchen itself, which is fitted with a good range of farmhouse-style cupboards with timber work surfaces, incorporating a 1.5-bowl composite sink and drainer, an integrated four-ring electric hob and Zanussi oven; a ground-floor bathroom with a shower over the bath, and; two first-floor double bedrooms, of which the larger room is dual-aspect and enjoys the exceptional surrounding scenery.

THE COTTAGE ANNEXE

The annexe has its own independent front entrance and also benefits from a communicating door from the cottage's study/snug. The bright and characterful accommodation comprises: two ground-floor reception rooms; a separate kitchen, which is fitted with a Cooke & Lewis four-ring electric induction hob, with oven beneath and matching extractor above; a ground-floor bathroom with a shower attachment; two vaulted double bedrooms, both enjoying the views, and; a first-floor washroom.

OUTSIDE

The farm is approached via a moorland track leading from the public highway at Lane End and culminating in a gated yard, providing excellent parking and turning space. The plot extends to approximately 0.72 acres in all, including individual, well-established gardens serving both of the dwellings and the annexe, encompassing good-sized lawn and cottage-style garden areas, private sun terraces, an orchard and butterfly garden, a former vegetable garden, domestic buildings including a timber potting/tool shed, log store and a 12'x10' greenhouse, and a pond garden which further enhances the site's ecological and wildlife appeal. Around the yard are a large stone barn comprising two stores, a good-sized workshop with power and lighting, and a garage, plus the footprints of two former outbuildings, and a further stone building housing the water treatment apparatus and an implement store.

SERVICES

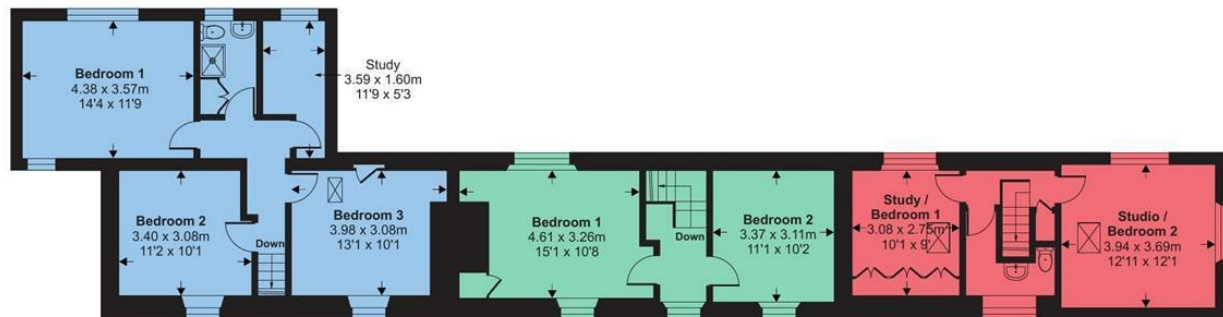
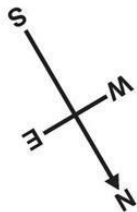
Mains electricity (separate supplies to each property). Private water via a borehole, serving both properties, wired so that power is drawn from whichever property is operating the pump. Private drainage via a shared septic tank. Oil-fired central heating, with each dwelling having its own system, combi boiler and oil tank. Ultrafast broadband is available - both properties have full fibre. Variable mobile voice/data service is available through EE, O2 and Three (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT' NOTES

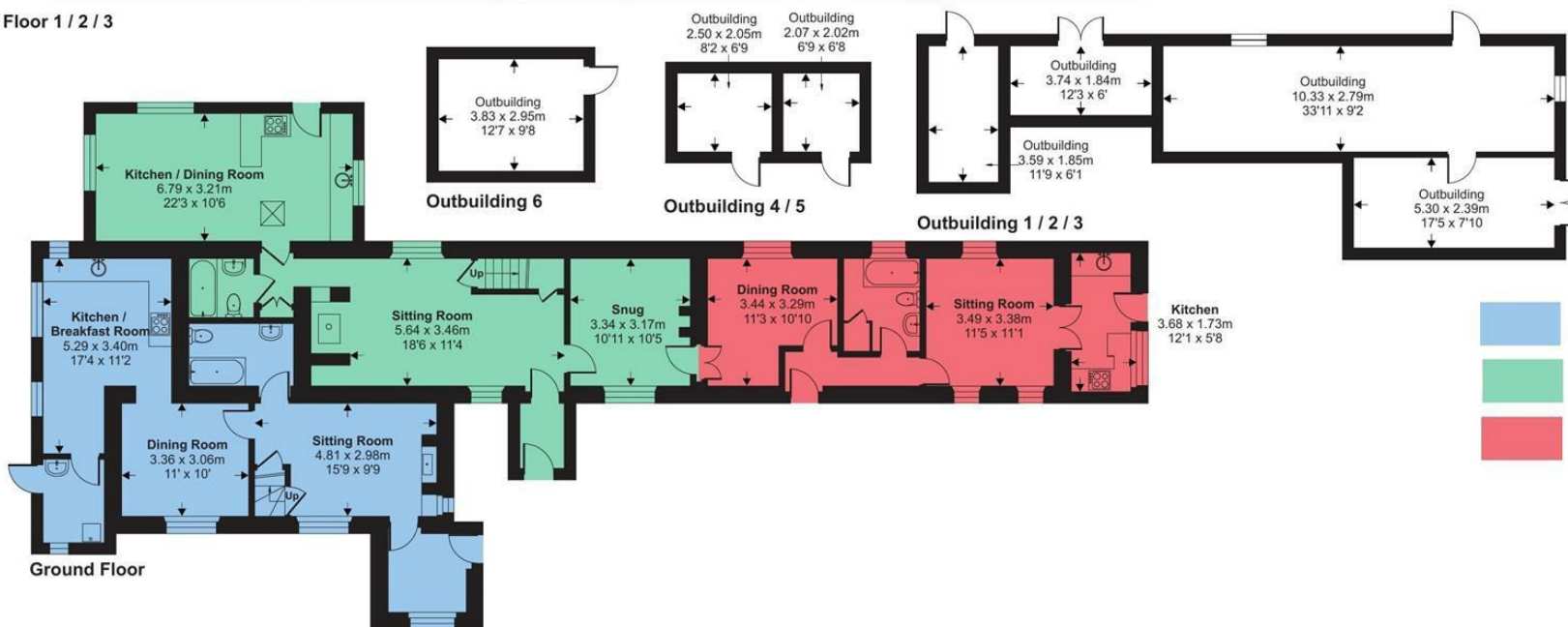
1. The property benefits from a right of access over the unmade track running along the moorland edge, which we understand is owned by the Ministry of Defence. The MOD is responsible for maintenance and upkeep of the track, although property owners are at liberty to contribute towards or undertake improvements should they wish.
2. Our clients have most recently operated both dwellings as holiday lets. The Rateable Value is assessed at £3,500 for the whole premises (Source: VOA's website). The Council Tax Bands were previously both "C".

VIEWING AND DIRECTIONS

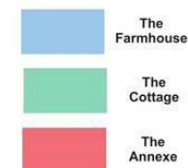
Viewings are strictly by prior appointment with the sole agent, Stags. The What3words reference is ///divide.rafters.subway. For detailed directions, please contact the office.



First Floor 1 / 2 / 3



Ground Floor



Farm House = 1202 sq ft / 111.6 sq m
Cottage = 1037 sq ft / 96.3 sq m
Annexe = 748 sq ft / 69.4 sq m
Outbuildings = 823 sq ft / 76.4 sq m
Total = 3810 sq ft / 353.7 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). © nichecom 2026. Produced for Stags. REF: 1470088



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		69
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



