



The Pump House

Postbridge, Yelverton, PL20 6SY

RENDELLS

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Asking Price £875,000

An exceptional freehold equestrian property, with 4 acres of well fenced, level paddocks, sand school and stable block with tack room and feed/grooming room.

- **Detached Four Bedroom Farmhouse**
- **Spacious Living Room and Dining Room**
- **Level, well fenced paddocks of around 4 acres**
- **Sand School**
- **Three stall Stable Block with Tack Room and Feed Room / Grooming Room**
- **Further stone outbuildings, ideal for conversion (subject to planning)**
- **Easy Horsebox / Horse Lorry access**
- **Private Gated access with plentiful parking**
- **Biomass Boiler**
- **A very rare FREEHOLD opportunity (Non Duchy leasehold)**

Situation:

Postbridge is a hamlet in the heart of Dartmoor. It lies on the B3212, roughly midway between Princetown and Moretonhampstead. Postbridge is on the East Dart river, one of two main tributaries of the River Dart, and consists of a few houses, a shop, a pub and hotel, and a national park tourist information centre.

Postbridge is best known for its fine example of an ancient clapper bridge over the river. First recorded in the 14th century, the bridge is believed to have been built in the 13th century to enable pack horses to cross, carrying tin to the stannary town of Tavistock. The clapper bridge, a Grade II* listed structure, stands alongside a Grade II-listed bridge built in the 1780s. The settlement is also infamous for the ghost story of the Hairy Hands, which supposedly manifest themselves on a road near the village. The market town of Chagford is only 8 miles distant, with access on to the A30 only a little further.

Description:

This exceptional equestrian residence occupies a prominent position on the fringes of Postbridge with easy access to numerous facilities, all within a few miles. The detached farmhouse sits adjacent to the northern boundary with the paddocks, sand school and stables easily accessed from the front. The detached stable block features three bays and a tack room and feed/grooming room, all in excellent condition. Power and light are connected.

The house is a comfortable four bedroom detached residence, with spacious and well planned accommodation. There is a biomass boiler providing heating and hot water. The level paddocks are a real rarity this centrally on the moor, with the sand school a further feature worthy of particular mention. There are additional stone outbuildings which could be converted, subject to obtaining the necessary consents. This is a real Dartmoor gem.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band E- £3289.37 pa for 2026/2027

EPC: Rating D

Services:

Mains water and electricity. Biomass boiler and solar panels. Private septic tank drainage.

Broadband available up to 17 mbps (Source Ofcom). Faster speeds are available using

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

What3Words location: [appealing.districts.jazz](https://www.what3words.com/?q=appealing.districts.jazz)









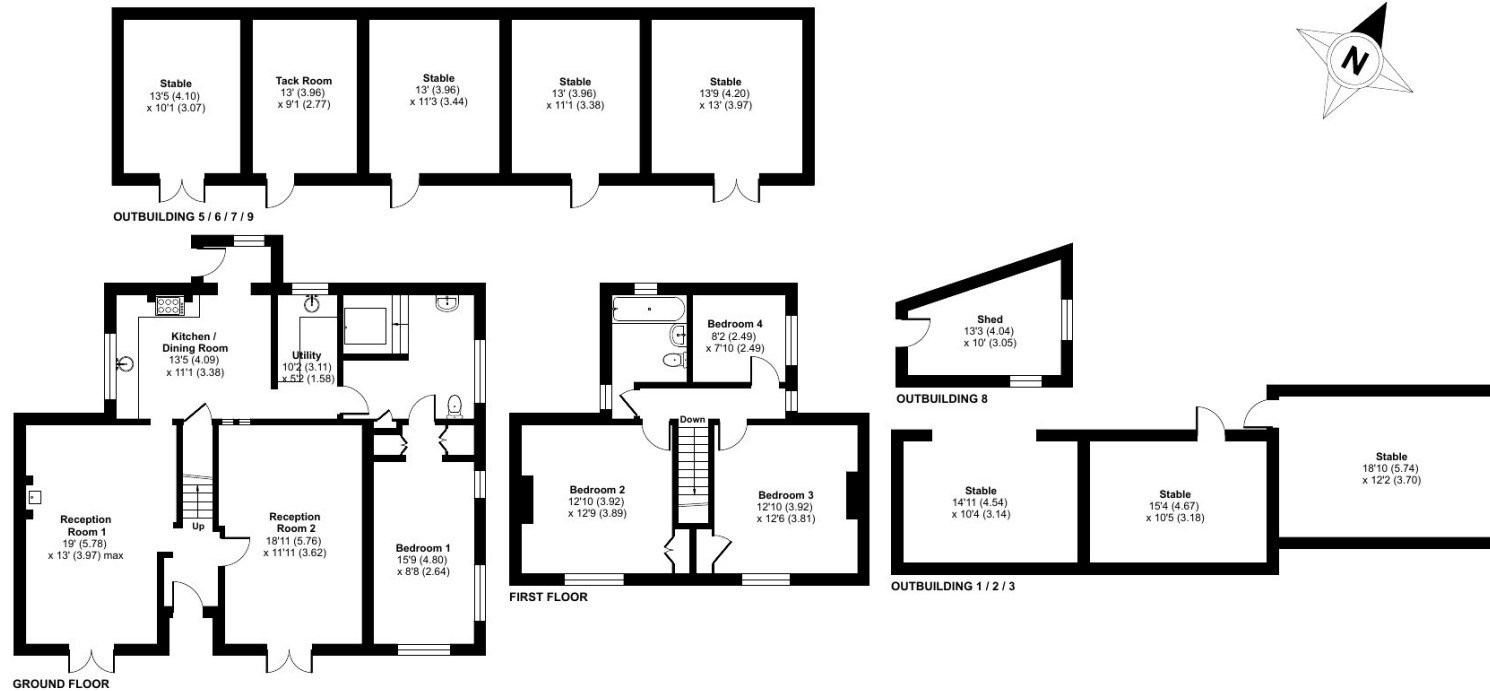
The Pump House, Postbridge, Yelverton, PL20

Approximate Area = 1624 sq ft / 150.8 sq m

Outbuildings = 1375 sq ft / 127.7 sq m

Total = 2999 sq ft / 278.5 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). © nitchecom 2026. Produced for Rendells. REF: 1472544

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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