



BLACKINGSTONE FARM, MORETONHAMPSTEAD



BLACKINGSTONE FARM

MORETONHAMPSTEAD • DEVON

Blackingstone Farm is a beautifully reimagined countryside home, rebuilt with sustainability, efficiency and low-impact living at its heart sitting in some 12 acres of garden, land and grounds.

Set in a wonderfully private position on the edge of Dartmoor, this detached property has been thoughtfully and virtually rebuilt using eco-home and passive design principles, creating a contemporary rural retreat that sits lightly within its landscape.

The result is a home that combines modern comfort with environmental responsibility, offering exceptional natural light, strong connections to the outdoors and a genuine sense of peace and seclusion.

Complemented by an ancillary two-bedroom annexe for extended family living, generous gardens, productive land and outbuildings, Blackingstone Farm offers a rare opportunity to enjoy a sustainable lifestyle without compromise.



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SUMMARY

Inside, Blackingstone Farm offers light-filled living spaces with a focus on modern comfort and environmental responsibility, framed by natural materials and a strong connection to the surrounding landscape.

The main house features:

- Four well-proportioned bedrooms
- Open-plan kitchen/dining/living space with log burner
- Two modern bathrooms
- Triple glazing throughout
- Underfloor heating
- Mechanical Heat Ventilation Recovery System (MHVRS)
- Grey water recycling system
- Passive house design principles

The self-contained annexe provides:

- Two bedrooms
- Open-plan living/kitchen area
- Bathroom
- Independent entrance
- PV solar panels
- Subject to planning restrictions

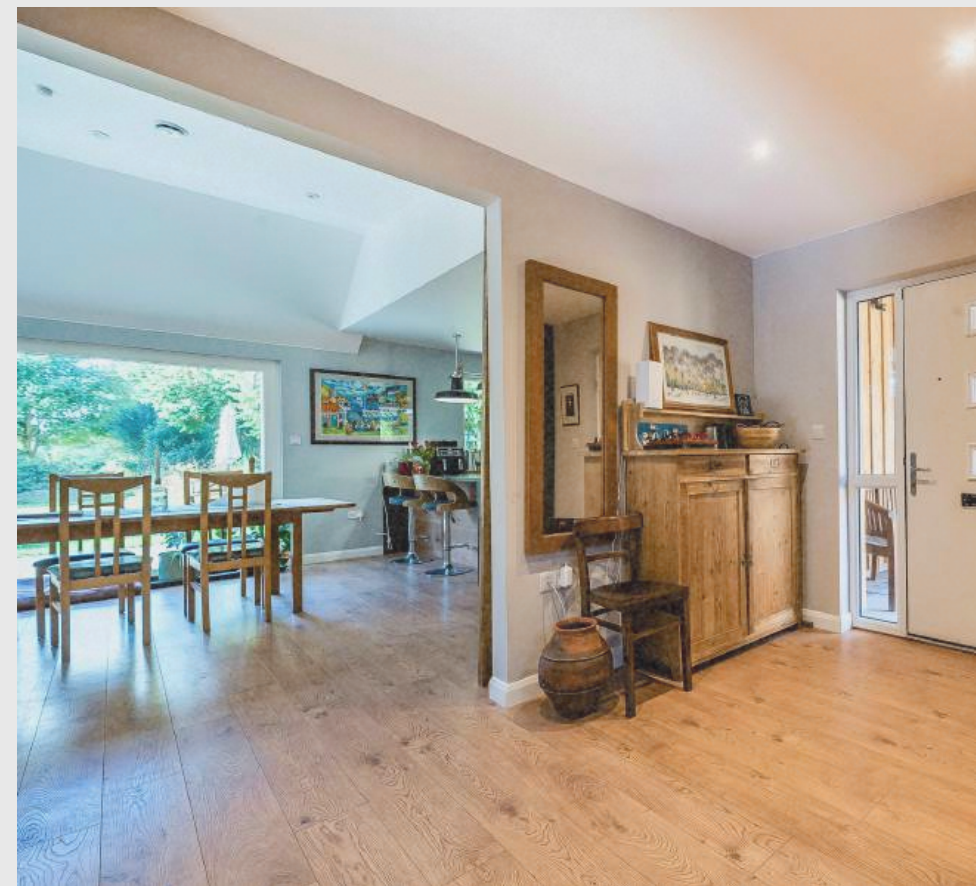




Outdoors, the property truly comes into its own. With approximately 12 acres comprising pasture, species-rich wildflower meadows (registered with Moor Meadows), established woodland, and gardens, there is scope for a wide variety of uses. The land has been carefully managed for nature recovery, with the lower field showing remarkable biodiversity including orchids, yellow rattle, and diverse fungi.

A range of substantial outbuildings includes a two-bay timber barn, workshop/store, and open-fronted lean-to, providing flexibility for equestrian pursuits, storage, workshops, or hobbies. One outbuilding has potential to become a freestanding flat, subject to planning permission.

Whether you are seeking a family home with space to grow, a multi-generational living solution, an environmentally conscious lifestyle change, or a property with land for nature recovery or smallholding use, Blackingstone Farm offers a rare opportunity to step into a ready-made rural escape with genuine eco credentials.



A welcoming entrance hall sets the tone for the property, with practical space for coats and boots. The entrance opens into the living areas, with bedrooms set off the inner hallway, offering an inviting first impression that combines everyday functionality with a warm sense of arrival.





KITCHEN/DINING/LIVING AREA - This fabulous open-plan space forms the heart of the home, flooded with natural light and enjoying pleasant views over the gardens and surrounding countryside. The dining and living area flows seamlessly from the kitchen, with generous proportions ideal for both everyday family living and entertaining. A feature log burner creates a warm focal point, adding character and charm, while large windows maximize natural light and maintain the connection to the landscape. The flexible layout provides the perfect setting to relax or host guests in comfort.





The kitchen is thoughtfully designed with a range of modern units and work surfaces, combining practicality with a warm and welcoming feel. A breakfast bar to one side makes this a sociable space for family and friends, while windows frame lovely views across the gardens and countryside, with doors opening onto the veranda.





There are four well-proportioned bedrooms, each designed to provide comfort and flexibility. All bedrooms enjoy lovely views across the gardens and surrounding countryside, creating peaceful retreats.





The property benefits from two well-appointed bathrooms, both designed with style and practicality in mind. The main family bathroom offers modern fittings with a light, fresh feel, while the second bathroom provides additional convenience for a busy household. Together, they ensure comfort and ease across the home.



~ THE ANNEXE ~



The property includes a fully self-contained two-bedroom annexe, providing excellent versatility for multi-generational living, visiting family, or as dedicated space for hobbies, home working, or elderly relatives requiring independent but connected accommodation.

With its own entrance, living/kitchen space, two bedrooms, and bathroom, the annexe offers complete independence and privacy while remaining conveniently connected to the main house. The annexe benefits from its own PV solar panels, contributing to the property's sustainable credentials.

Please be aware that under the planning permission granted the Annex is ancillary accommodation and subservient to the residential use of the existing dwelling and shall not at any time be used, let, sold or otherwise occupied as a separate unit of accommodation.



Outside

The property is complemented by generous gardens and grounds, offering plenty of space to relax and enjoy the countryside setting. Lawned areas, established planting, and seating spots create a peaceful outdoor environment, while the surrounding views of Dartmoor provide a stunning backdrop.

The gardens benefit from a veranda area accessed from the kitchen, perfect for outdoor dining and entertaining while taking in the rural views.





The land at Blackingstone Farm comprises approximately 12 acres of semi-improved grassland, woodland, and species-rich wildflower meadows, offering exceptional scope for nature-conscious buyers, smallholders, or equestrian enthusiasts.

Over the last seven years, the current owners have actively managed the land to restore its natural ecology, reducing soil fertility to revert the land back to its original acidic loam condition.

The lower field, which borders Woodland Trust land, has been managed as a species-rich wildflower meadow and is registered with Moor Meadows - a community of landowners and farmers working towards a more nature-rich Dartmoor. The meadow is rich in yellow rattle, which naturally suppresses competitive grasses and allows a diverse mix of wildflowers and grasses to establish.

Recent years have seen the arrival of wild orchids (a significant milestone in meadow restoration), and the autumn and winter months showcase beautiful fungi diversity. The field has historically been managed with an annual late hay cut and winter grazing by Dartmoor ponies, with no artificial additives.





OUTBUILDINGS

A range of substantial and useful outbuildings enhance the practicality and potential of the property:

- Workshop and store adjoining the main property
- Substantial two-bay timber barn with workshop/store
- Open-fronted lean-to suitable for equestrian or agricultural purposes, storage, or machinery

Development potential: The workshop has potential to become a freestanding flat, subject to obtaining the necessary planning permission. Interested buyers should make their own enquiries with the local planning authority.



NATURE RECOVERY OPPORTUNITY

East Dartmoor Landscape Recovery Area (EDLRA)

The property is eligible to participate in the government-funded East Dartmoor Landscape Recovery scheme, headed by Devon Wildlife Trust in collaboration with Dartmoor National Park and landowners within the River Bovey catchment.

This presents a unique opportunity for buyers interested in:

- *20-year nature recovery commitment*
- *Access to Higher Tier Stewardship payments from Environmental Land Management Schemes (ELMS)*
- *Professional support and knowledge from wildlife trusts*
- *Contributing to landscape-scale habitat restoration*
- *Potential funding for nature-friendly land management*

The current owners have registered interest in the scheme, and this can be transferred to new owners who share the vision for nature recovery.

For buyers passionate about conservation, this represents a rare chance to own land with genuine ecological value and financial support for its restoration.



ECO-HOME CREDENTIALS



Blackingstone Farm has been designed and rebuilt with sustainability at its core, incorporating cutting-edge technology and passive house principles to create a low-carbon home without compromising on comfort.

SUSTAINABLE FEATURES INCLUDE:

Energy & Heating:

- PV solar panels (annexe)
- Electric underfloor heating throughout
- Mechanical Heat Ventilation Recovery System (MHVRS)
- Passive house design principles for superior insulation and air-tightness
- Triple glazing throughout

Water Management:

- Private water supply with UV filtration system
- Grey water recycling system
- Rainwater harvesting potential

Environmental Impact:

- Low carbon footprint in day-to-day living
- Significantly reduced running costs compared to conventional homes
- Natural, breathable building materials
- Connection to surrounding landscape and nature

Please note: The property currently has an EPC rating of E. This rating reflects the off-grid nature of the property and the limitations of standard EPC assessment methods, which do not adequately account for passive house design and renewable energy systems. The actual running costs and environmental impact are significantly better than the rating suggests, with day-to-day living costs considerably lower than comparable conventionally-built homes.

Key Facts for Buyers

TENURE - Freehold with vacant possession.

PLANNING PERMISSION: Planning permission under reference 0524/19 (granted 28-06-2019) was granted for the annexe as ancillary accommodation to the main house. The annexe is subject to a planning condition restricting it to ancillary use only - it cannot be used, let, sold, or occupied as a separate unit of accommodation.

Development potential: One outbuilding has potential to become a freestanding flat, subject to obtaining planning permission. Buyers should make their own enquiries.

COUNCIL TAX BAND - D

EPC - Main House - E
- Annexe - C

SERVICES -The property has been designed with sustainability and efficiency in mind. The annexe benefits from PV solar panels, while the main house incorporates a Mechanical Heat Ventilation and Recovery System (MHVRS), passive house design principles, and a grey water recycling system. There is private water supply with a UV filtration system, together with triple glazing throughout and electric underfloor heating. Drainage is private.

BROADBAND - 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 the Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

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 to £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.



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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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Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1688 sq ft / 156.8 sq m (excludes outbuilding)

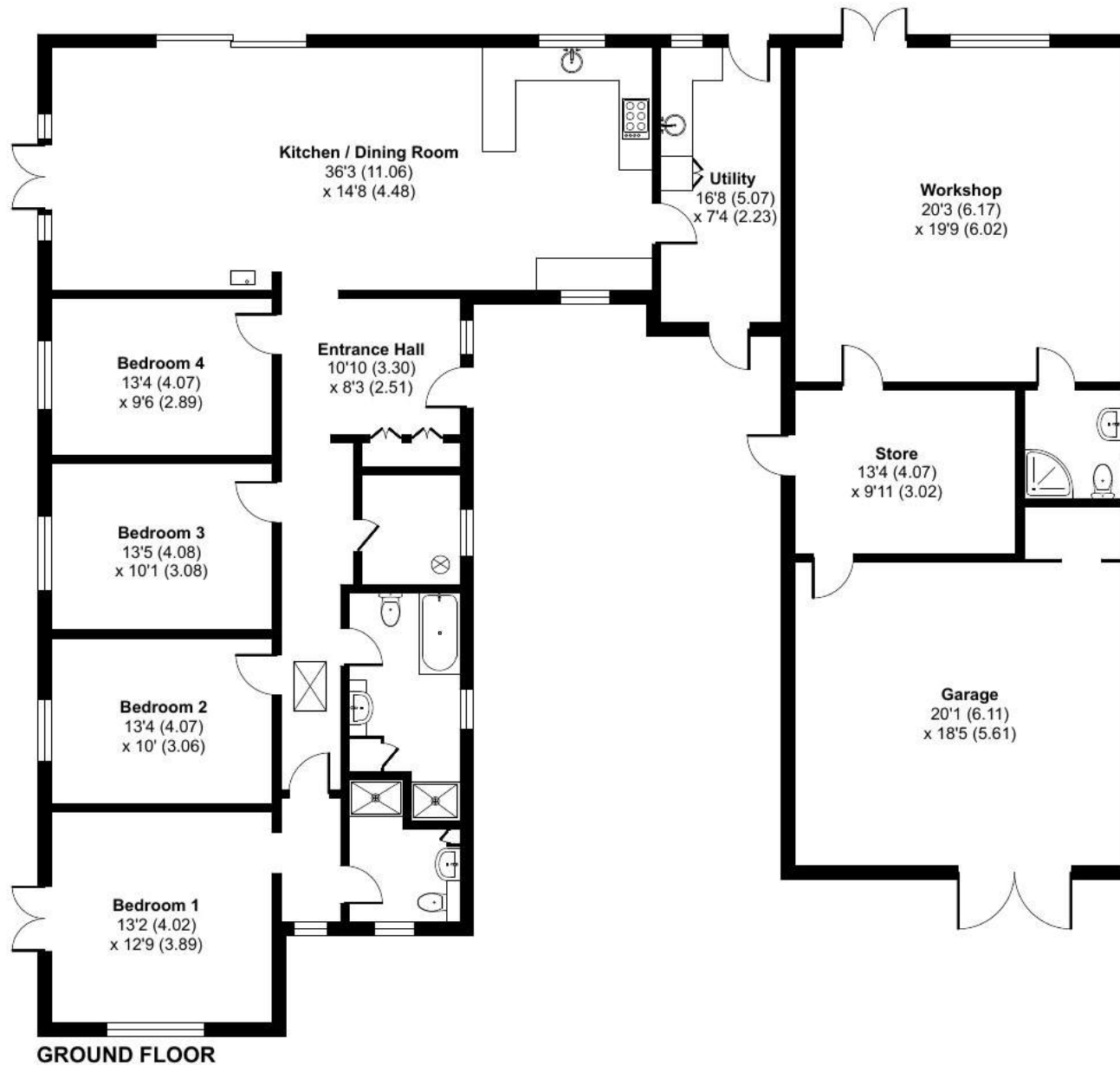
Garage, Store and workshop = 978 sq ft / 90.8 sq m

Annexe= 764 sq ft / 70.9 sq m

Outbuildings = 684 sq ft / 63.5 sq m

Total = 4114 sq ft / 382 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 2025.
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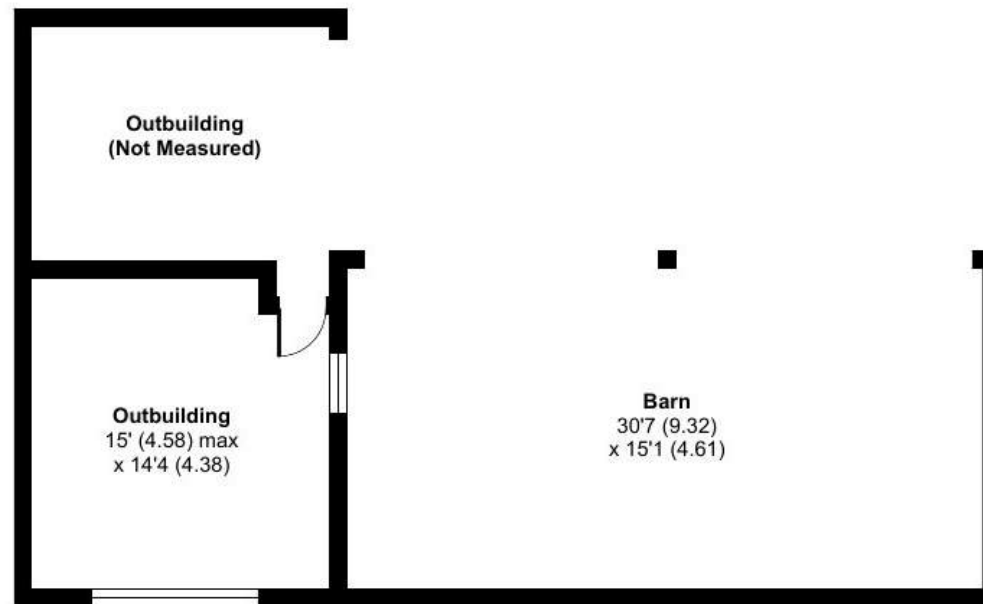
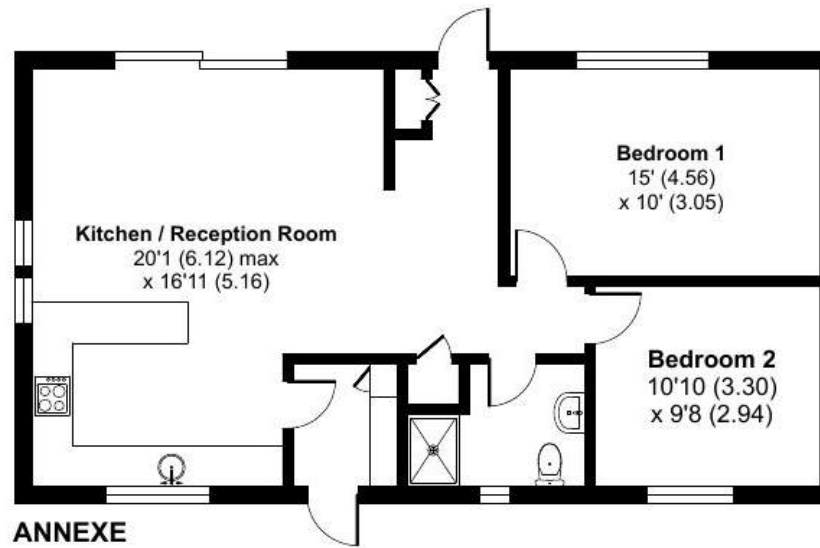
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OUTBUILDING 1 / 2



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TO BOOK
A
VIEWING

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