



OLD LANGWORTHY FARM

Widecombe-in-the-Moor, Devon



A LISTED DARTMOOR FARMHOUSE OF CONSIDERABLE CHARACTER AND CHARM

With separate annexe, range of barns and outbuildings and land
with direct access to the moor, in a stunning elevated setting

Summary of accommodation

Ground Floor: Sitting room | Dining room | Kitchen/breakfast room | Sun room | Utility room

First Floor: Principal bedroom/bathroom suite | Guest bedroom/bathroom suite | Two further bedrooms and shower room

Second Floor: Two bedrooms

Annexe: Sitting room | Kitchen | Two bedrooms | Bathroom

Outbuildings: Range of barns and outbuildings including carport, workshop and storage buildings

Grounds: Gardens | Pastureland

In all about 6.17 acres

Distances: Widcombe-in-the-Moor 2 miles, Ashburton 7.5 miles, Bovey Tracey 9 miles, Newton Abbot 13 miles
(All distances and times are approximate)

Guide price: £975,000

SITUATION

Old Langworthy Farm is situated adjoining the open moor about two miles to the north west of Widecombe-in-the-Moor, in the heart of Dartmoor National Park.

Widecombe is a picturesque village clustered around its village green, within the beautiful valley of the East Webburn River, below Hamel Down, and is famous for its annual fair held in September (with 'Uncle Tom Cobley and all').

Within the village are shops and cafés, post office, primary school, tennis courts, two pubs; The Old Inn and The Rugglestone Inn, and the fine church known as 'the cathedral of the moor'.

Dartmoor extends to 368 square miles and is the largest and wildest area of open countryside in the south of England. It is renowned for its spectacular countryside, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers, and there are many opportunities for walking, riding, fishing, cycling etc. on the doorstep.

Accessible to the south, via Ashburton, or to the east, via Bovey Tracey, is the A38 dual carriageway leading to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport, or west to Plymouth, from where there are ferries to France and Spain. There is a station at Newton Abbot with mainline connections to London (Paddington) and there is a full selection of local amenities in both of the moorland towns of Ashburton and Bovey Tracey, including shops, restaurants, secondary education etc.





THE PROPERTY

Old Langworthy Farm is situated in a stunning Dartmoor setting, off a small lane, on the edge of the open moor, and in an elevated position about two miles to the north west of Widecombe-in-the-Moor.

The entrance drive sweeps around through the grounds to the rear of the house to parking and turning areas and the front of the house overlooks a partly cobbled and grassed yard, encompassed by the house and traditional stone barn.

The house is Listed as being of historical or architectural interest, Grade II, and is beautifully presented and modernised, yet retaining its immense character and charm, with many period features. The entrance porch gives access into the dining room with exposed ceiling timbers and fireplace with granite surround and the adjoining sitting room also has exposed ceiling timbers, a granite fireplace with wood burner and fitted bookcases.



To the rear is a fully fitted kitchen with AGA, island, boarded floor and wide opening into the green oak framed sun room, also with exposed boarded floor and doors to the paved terrace with ornamental pond. The utility room is off the kitchen and on the first floor is the principal and guest bedroom/bathroom suites, two further bedrooms and a shower room. Stairs rise to the attic floor with two more bedrooms and study/dressing room.

Adjoining the house is the delightful self-contained annexe with full height sitting room with exposed stone walls, roof timbers, boarded floor and wood burner. French doors open to the terrace and there is a kitchen, study and bathroom on the ground floor and stairs up to a galleried bedroom overlooking the sitting room.

Around the house are an excellent range of traditional barns and outbuildings, including the large thatched barn providing extensive storage space and other possible uses, subject to planning permission etc., a further barn, carport and workshop.





The gardens around the house include lawned areas and vegetable beds and beyond is a range of pasture paddocks and areas of woodland. The land borders, and has direct access to, the open moor. From the grounds and parts of the house there are stunning views across the surrounding Dartmoor countryside.





PROPERTY INFORMATION

Tenure: Freehold

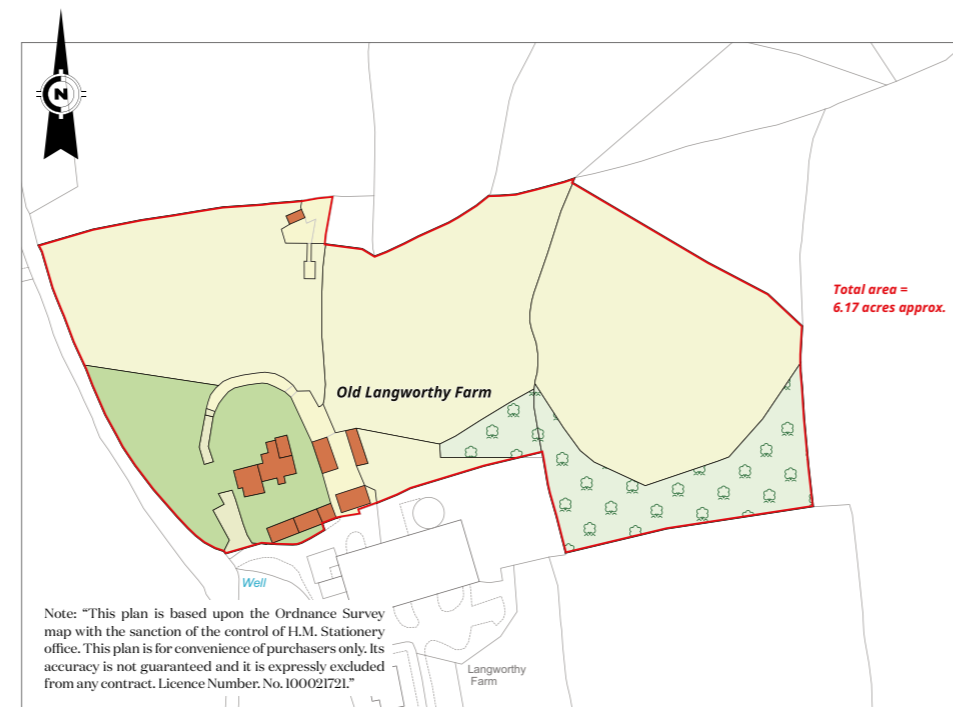
Services: Mains electricity. Private water and drainage. Central heating. Solar panels. EV charging point.

Local Authority: Dartmoor National Park Authority: 01626 832093
Teignbridge Council 01626 361101

Council Tax: Main house F, Annexe B

EPC Rating: E

Directions: TQ13 7UB What three words ///object.situates.exacted



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

— Annexe



Approximate Gross Internal Area
640.0 sq.m. (6889 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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