



Blackingstone Farm







# Blackingstone Farm

Moretonhampstead, Newton Abbot, Devon, TQ13 8SH

Moretonhampstead (4 miles), Exeter City Centre (14 miles), Exeter Airport (22 miles)

## Idyllic Dartmoor Eco Farmhouse with 12 Acres, Stunning Views and Versatile Accommodation

- Stunning countryside dwelling
- 12 acres of pasture, gardens, and woodland
- Stunning views across Dartmoor toward Haytor
- Four generous bedrooms in the main house
- Ancillary two-bedroom detached annexe
- Eco-credentials (please contact for details)
- Range of outbuildings
- Further potential subject to planning
- Council Tax Band D
- Freehold



Guide Price £1,180,000

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## SITUATION

Blackingstone Farm enjoys a commanding rural position in the heart of Dartmoor, surrounded by rolling countryside, farmland and wooded valleys. It offers a peaceful and private setting while remaining accessible to the nearby market towns of Moretonhampstead and Bovey Tracey, and is in easy reach of Exeter. The area is renowned for its outstanding natural beauty, with an abundance of walking, riding and outdoor leisure opportunities. Local amenities, schools and services are available in the nearby towns, with excellent road links providing convenient access to the South Devon coastline, the A38, and further afield to Exeter and Plymouth.

## DESCRIPTION

Blackingstone Farm is a picturesque countryside dwelling set within approximately 12 acres of pasture, gardens, and woodland, offering stunning views across Dartmoor. The property combines rural charm with practical and comfortable living spaces, ideal for modern family life. The main dwelling features four well-proportioned bedrooms, an open-plan kitchen, dining and living area complete with a log burner, and two modern bathrooms. Triple glazing throughout enhances comfort and energy efficiency, creating a warm and inviting atmosphere. Complementing the main house, the self-contained annexe provides two bedrooms, an open-plan living/kitchen area, and a bathroom, offering excellent versatility for guests, extended family, or potential rental income. A range of outbuildings is included, comprising a two-bay timber barn, workshop/store, and lean-to. These provide flexible options for equestrian activities, storage, hobbies, or workshops, enhancing the property's appeal and functionality.

## ACCOMMODATION

A welcoming entrance hall sets the tone for Blackingstone Farm, providing practical space for coats and boots and opening into the principal living areas. Bedrooms are accessed via an inner hallway, creating an inviting first impression that combines everyday functionality with a warm sense of arrival. The fabulous open-plan space forms the heart of the home and is flooded with natural light and enjoys stunning views over the garden and grounds. The dining and living area flows seamlessly from the kitchen, with generous proportions ideal for both everyday family life and entertaining. A feature log burner serves as a warm focal point, adding character and charm, while large windows maximize light and maintain a 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 welcoming feel. A breakfast bar adds a sociable touch, and windows frame lovely views across the gardens and countryside, with doors opening onto the veranda. Off the kitchen is a superb utility/boot room with doors leading out to allow access to the front and rear of the property. There are four well-proportioned bedrooms, with one bedroom offering direct access to the garden via French doors. All the rooms enjoy lovely views across the gardens and the properties surrounding land, 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 throughout the home.

## COTTAGE

Blackingstone Farm 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 yet connected accommodation. With its own entrance, open-plan living/kitchen area, two bedrooms, and bathroom, the annexe offers complete independence and privacy while remaining conveniently linked to the main house. The annexe also benefits from its own PV solar panels, enhancing the property's sustainable credentials. Please note that under the planning permission granted, the annexe is considered ancillary accommodation, subservient to the main dwelling, and shall not at any time be used, let, sold, or otherwise occupied as a separate unit of accommodation.





### GARAGE, GROUNDS AND OUTBUILDINGS

Blackingstone Farm is complemented by generous gardens and grounds, offering ample 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 feature a veranda accessed from the kitchen, ideal for outdoor dining and entertaining while taking in the rural scenery. The land extends to approximately 12 acres of semi-improved grassland, woodland, and species-rich wildflower meadows, providing exceptional opportunities 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 return the land to its original acidic loam condition. The lower field, bordering 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 flourish. In recent years, the meadow has seen the arrival of wild orchids, a significant milestone in its restoration, and the autumn and winter months showcase a diverse range of fungi. The field has historically been managed with an annual late hay cut and winter grazing by Dartmoor ponies, with no artificial additives. Outbuildings and Development Potential: A range of substantial and practical outbuildings enhances the versatility and potential of Blackingstone Farm.

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 offers 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.

### SERVICES

Utilities: Mains electricity

Private water: borehole and well

Private Drainage: Septic tank (S) - compliant

Heating: Wet underfloor heating with electric boiler (2 yrs old)

Local Authority: Teignbridge DC and Dartmoor National Park

Council Tax Band D

Solar: 10 x PV panels on the annex that feeds into the mains electric, there is a solar boost on the main house and hot water tank to benefit from excess supply

Mobile: 4 G dependent on network

### AGENT'S NOTES

Well next to house, pump not presently in use;

Borehole in lower field, pressurised vessel and automatic pump

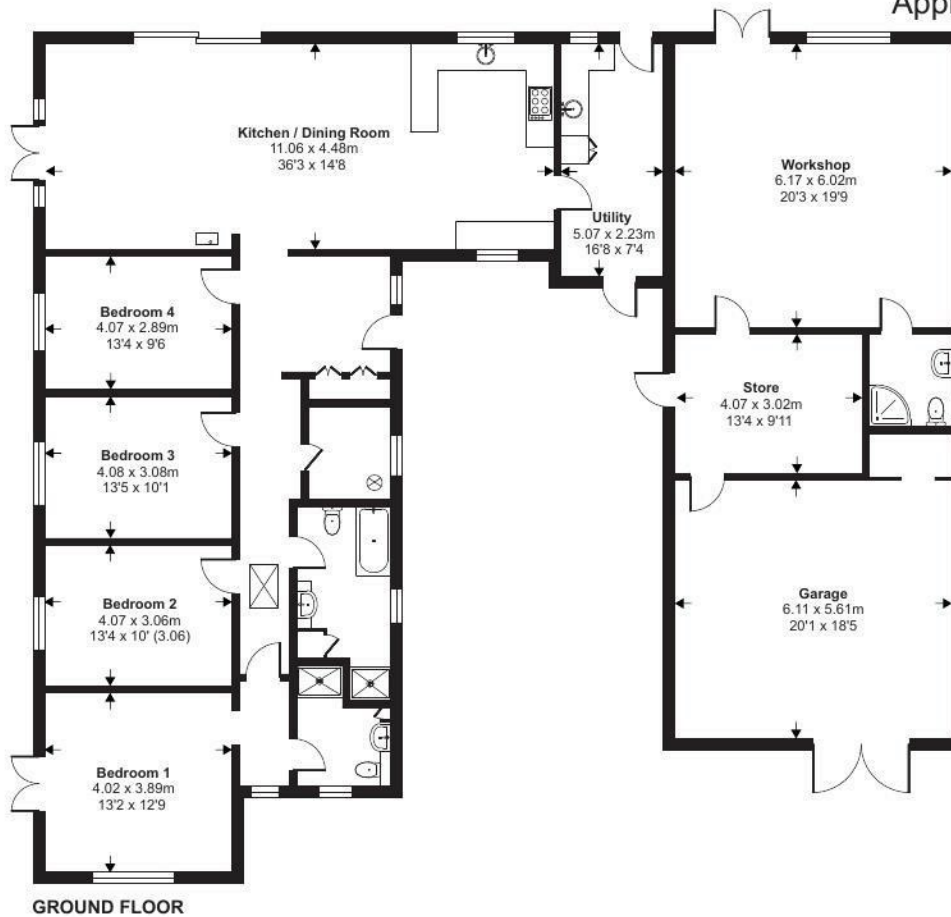
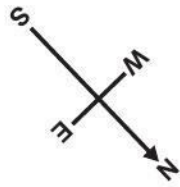
The annex is a separate dwelling within the curtilage of the main dwelling and was granted planning by the DNPA as ancillary accommodation to the house

Vendors are in the process of gaining building warranties from council

The Woodland Trust has access over the track on the SE boundary to manage their adjacent woodland along the Wray Valley

### DIRECTIONS

What3words: ///organist.joggers.notice



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

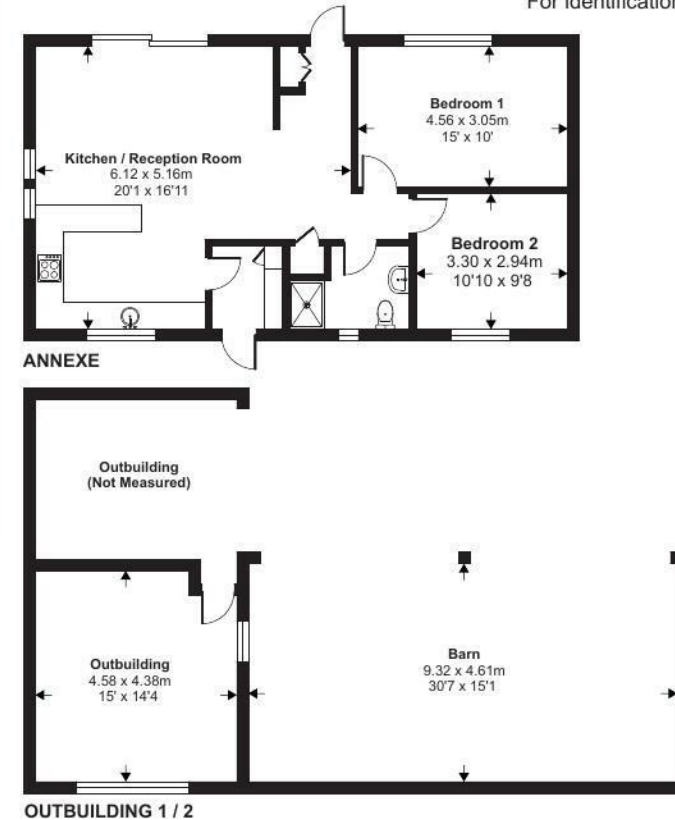
Garage / Store & Workshop = 978 sq ft / 90.8 sq m

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



GROUND FLOOR

OUTBUILDING 1 / 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1438729



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



