



Southbrook Farm, Dartmoor, Devon







# A beautiful family home in **idyllic gardens and grounds** with easy access to Dartmoor.

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## Summary of accommodation

### Ground Floor

Entrance hall | Two sitting/dining rooms | Snug | Kitchen/breakfast room | Utility room | Family room | Boot room | Secondary kitchen | Boot room  
Three bedrooms, one en suite | Shower room | WC  
Linhay | Workshop

### First Floor

Principal bedroom with dressing room and en suite | Five further bedrooms, one en suite | Family bathroom | Reception room | Loft storage

### Outside

Walled garden | Vegetable garden | Tennis court

### Distances

Totnes 8.6 miles (London Paddington 2 hours 44 mins), Exeter 18.4 miles

(All distances and times are approximate)



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## Situation

The A38 Devon Expressway is only 3 miles away and provides easy access to Plymouth, Exeter and the motorway network. The property is ideally situated for exploring the national park and other leisure activities such as golf at Bovey Castle, horse riding, mountain biking and fishing; whilst the beach is less than 20 miles away and the surfing beaches of north Devon are accessible for day trips.

There is easy access to 200 acres of National Trust woodland and pasture. The house also has direct access to the cycle path from Bovey Tracey to Moretonhampstead and easy access to Bovey Golf Course and the National Trust Property of Parke.

An extensive range of facilities can be found in nearby Bovey Tracey or Moretonhampstead, whilst the larger market town of Newton Abbot is about 6 miles away, with more extensive facilities and a main-line railway station, accessing London and the South West, and the Cathedral and University City of Exeter is only 18 miles away.





There are several highly regarded primary and senior schools in the area, as well as excellent private schools; Exeter School and The Maynard School in Exeter and Stover School at Newton Abbot.

## The Property

Southbrook Farm is a former cider mill in an area with a history which dates back to the Civil War and which has been lovingly converted into a stunning family home. The accommodation flows from the grand entrance hall into a modern kitchen/breakfast room, through to the dining area and living room all with wonderful south westerly views out to the gardens and grounds.

All the character features one would expect in such a conversion are present: beamed ceilings, quality oak joinery, contemporary and traditional fireplaces and exposed stonework. The modern and functional kitchen is beautifully presented. The attention to detail is evident in the quality bath/shower rooms throughout.

The principal bedroom suite and indeed all the bedrooms are light, contemporary and benefit from south west views of the gardens.

From the service area a second staircase leads to a large play room with a vaulted ceiling which in turn leads to two further connected rooms which would suit a variety of purposes. A large walk-in loft is accessed from this floor.

A courtyard of barns forms the south wing of the property with a lovely fully glazed passage leading from the main house to a self contained wing for independent letting to provide an income or as a family/guest annexe. A decked terrace with a built in hot tub forms an al fresco dining/entertaining area. A linhay provides a covered space for parking and storage together with a workshop.





### Approximate Gross Internal Floor Area

6,467 sq ft / 600.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.







## Gardens and grounds

The grounds of Southbrook Farm are delightful with park like sweeping lawns planted with specimen trees and bordered by woodland providing privacy and a beautiful backdrop to the gardens. A stream forms the eastern boundary and a section of woodland is leased from the National Trust. To the rear of the sitting room is a walled garden and beyond this a vegetable garden and field and a tennis court. The land in all extends to just under 7 acres.

## Services

Mains water and electricity, oil, private dranage.



## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ13 9NB)

From Exeter proceed on the A38 southwards turning off at the Drumbridges exit signposted Bovey Tracy. Continue through Bovey Tracey taking the A382 Moretonhampstead Road. After approximately 500 yards after the 2nd roundabout turn left into Southbrook Lane. Proceed down the lane and at the end, opposite the thatched cottages, take the second left into Southbrook Farm.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs dated May 2022

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