



# MONKSWELL HOUSE

Yelverton, Dartmoor, Devon





# A BEAUTIFUL FAMILY HOME SITUATED JUST OFF PLASTER DOWN, WITH VIEWS OUT OVER THE WALKHAM VALLEY.

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Boot room

**First Floor:** Principal bedroom with en suite | Five further bedrooms | Two bathrooms

**Garden and Grounds:** Large formal gardens | Separate coach house and studio

**In all about 5.38 acres**

**Distances:** Tavistock 4 miles, Plymouth 12 miles, Exeter 41 miles (London Paddington 2 hours)  
(All distances and times are approximate)

**Guide price £1,350,000**





## SITUATION

Monkswell House is set just outside the village of Horrabridge in the Walkham Valley and also close to Sampford Spiney, a pretty sprawling village on the edge of Dartmoor. Horrabridge has a post office, a village shop and two inns and is close to Yelverton and the bustling ancient stannery town of Tavistock. Nearby are a full range of local amenities, including private schools such as Mount Kelly.

Dartmoor is renowned for its protected and unspoilt scenery and its granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers. There are many opportunities locally for walking, riding and fishing. From Monkswell House there is access straight onto nearby Plaster Down.

There are golf courses at Tavistock and Yelverton and both the North and South coasts with their facilities for sailing and water sports and beautiful beaches, are within easy reach.





# THE PROPERTY

Monkswell House is believed to have been in existence since the 14th century. Its colourful history has seen it change from a Captain's house in the 16th century, to a country estate in 1840. Since then it has evolved into the characterful and spacious family home of today. Monkswell House benefits from the many period features one would expect from a property of this age.

On entering the property one is instantly reminded of its grand history. There are three large formal reception rooms, all with woodburning fires and original parquet flooring throughout. The kitchen is very well suited for modern living, with an oil fired Aga and granite worktops. From the kitchen there is access to the pantry as well as doors to the boot room and out to the kitchen garden.

The main staircase to the property takes you to two double bedrooms as well as a single bedroom and bathroom. In addition, there is the principal en suite bedroom. There are a further two bedrooms and bathroom which can be accessed from the rear staircase. All the rooms on the South side of the property benefit from fantastic far reaching views over nearby countryside.







Approximate Gross Internal Floor Area  
407.5 sq m / 4,386 sq ft excludes outside store

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.



## THE COACH HOUSE

A one bedroom cottage with bathroom and open plan living room and modern kitchen.

## THE STUDIO

A self-contained cottage with small garden and ample parking.





# OUTSIDE

There is a very productive kitchen garden as well as a mature orchard. The land amounts to approximately 5.38 acres. In addition, to the side of the property, there is an area of woodland.

The gardens and grounds are very well maintained and have a variety of mature shrubs, plants and trees.

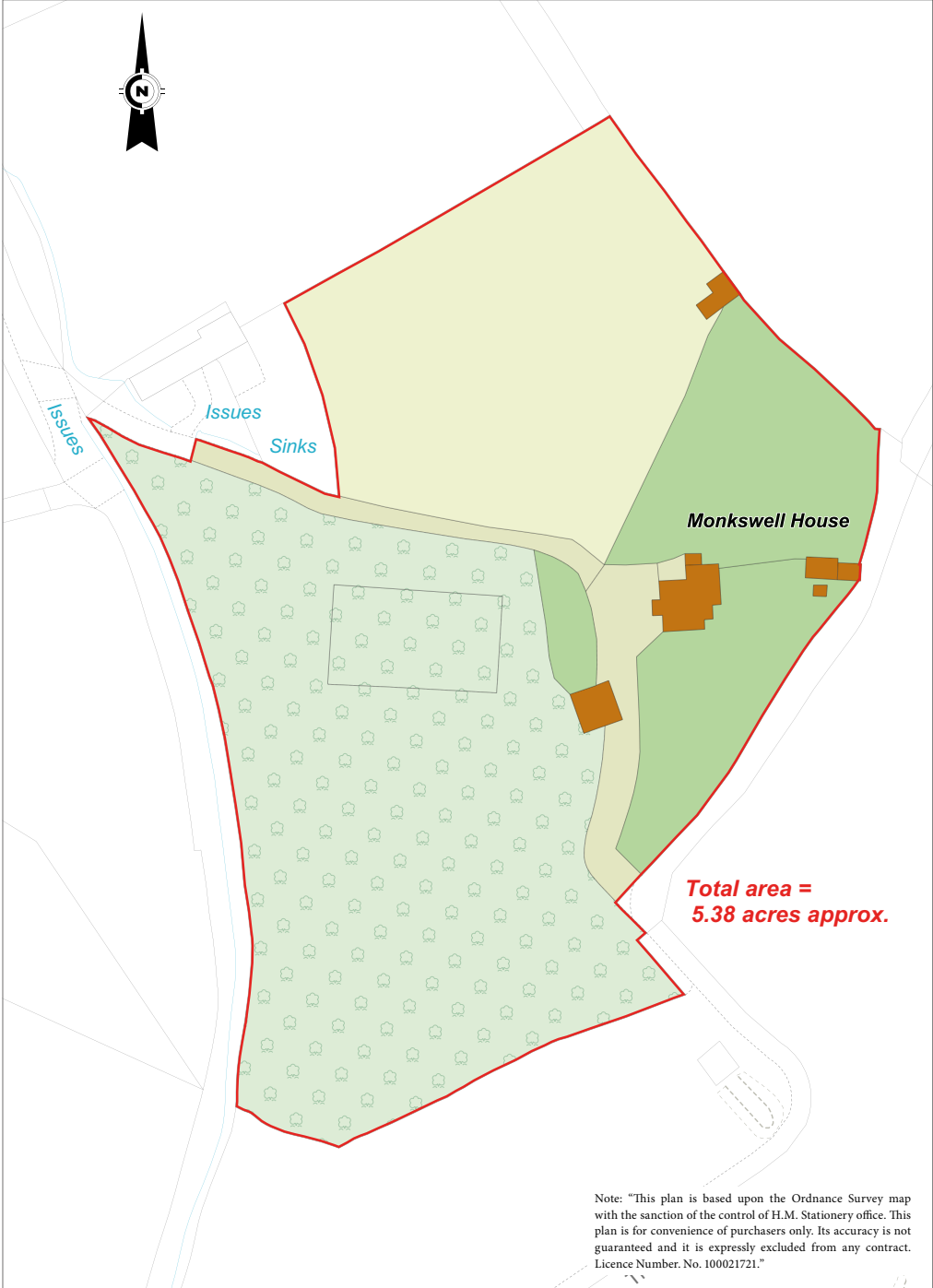
# PROPERTY INFORMATION

**Services:** Mains water (not metred) and electricity. Private drainage. Oil fired central heating and Aga.

**Local authority:** Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ. Tel: 01626 832093.

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

**Directions:** (Postcode for sat nav PL20 7QY) From Exeter proceed along the A30 in a westerly direction passing Okehampton and after a short distance bear left onto the A386 as signed for Tavistock. Proceed through Tavistock continuing on the A386 to Horrabridge. Turn left and proceed into the village passing over the bridge and bear right passing the village shop and continue into Jordan Lane. Continue along Jordan Lane for 0.6 miles and Monkswell House will be on your left-hand side.





I would be delighted  
to tell you more.

**Mark Proctor**  
01392 423111  
mark.proctor@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**knightfrank.co.uk**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated February 2022. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.