



WEDLAKE FARM

Peter Tavy, Devon



A SPECTACULARLY SITUATED, SECLUDED AND PEACEFUL DARTMOOR FARMSTEAD

With a range of barns and outbuildings, ringfenced by its own pastureland and woodland

Summary of accommodation

Ground Floor: Sitting room | Kitchen/dining/living room | Playroom | Utility room | Cloakroom | Bedroom | Shower room

First Floor: Bedroom/dressing room suite | Two further bedrooms | Bathroom

Outside: Garden | Range of barns and outbuildings | Pastureland | Woodland | Stream | Water turbine

In all about 24.63 acres (9.97 hectares)

Distances: Tavistock 5 miles, Plymouth 18 miles, Okehampton 20 miles
(All distances and times are approximate)

Guide price: £1,250,000

SITUATION

Wedlake Farm occupies a stunning moorland setting in the Colly Brook valley, beneath Roos, White, Great Staple and Cox Tors, on the western side of Dartmoor National Park and to the east of Tavistock.

The nearest village is Peter Tavy, about 1.7 miles away by road. The picturesque village is just 3 miles north east of Tavistock and has the popular Peter Tavy Inn, a church and village hall. The delightful ancient stannary and thriving market town of Tavistock, on the banks of the River Tavy, is within easy reach and is the only town in Devon to hold World Heritage status. The town centre is focused around the Pannier Market and Bedford Square and there is a regular farmer's market. There is an excellent range of independent shops, restaurants, pubs and cafes, as well as hospital, gym, swimming pool and arts centre. There is private education at Mount Kelly School, for pupils from 3 to 18 years. There is golf both here and at St Mellions, about 13 miles from Tavistock, and several National Trust properties in the area, including Lydford Gorge, Buckland Abbey and Cotehele.

Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, wild swimming, riding, fishing, cycling etc., or observing the diverse and abundant wildlife of the National Park.

To the south is the city of Plymouth with theatres, Drake's Circus shopping centre, university and Barbican area with art galleries, bars and restaurants. There are ferries to France and Spain and a station with mainline connections to London (Paddington). To the north is the moorland town of Okehampton, where there is access onto the A30, leading west into Cornwall or east to Exeter and the M5 motorway, and where there is an airport. There is also the recently re-opened branch line connecting Okehampton with Exeter.





HISTORY

The property seems to have been first mentioned in the Court Rolls of 1400 when Walter Wydelake held the land. In 1557 Henry Wyllington was living there and by 1692 it was part of the Longford Manor estates, bought by the Radcliffe family and subsequently sold on until being bought by William Bellamy in 1919.

THE PROPERTY

Wedlake Farm occupies a spectacular and idyllic, secluded moorland location within the quiet valley of the Colly Brook, and surrounded by unspoilt rolling moorland and tors.

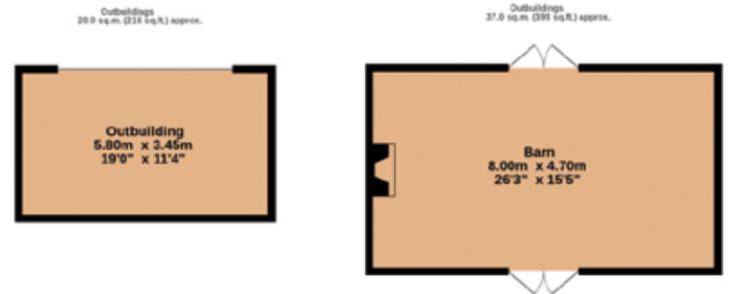
The delightful traditional Dartmoor farmstead, of considerable character and charm, is situated at the end of a long no through lane and entrance drive, and is ring fenced by its own land, with direct access onto the moor.

The accommodation is beautifully presented, combining period character with the comforts of modern living. There is a large, nearly 30 foot, open plan and full height, kitchen/dining/living room with exposed roof timbers, tiled floor, kitchen fittings, oil fired AGA, exposed stone walls and glazed doors to the garden. From here there are steps up to a cosy playroom area. The ground floor offers underfloor heating throughout.

Also on the ground floor is the sitting room, with slate tiled floor and stone fireplace with wood burner, and a bedroom. On the first floor are good quality fittings and exposed timber boarded flooring, with a large main bedroom and en suite dressing room, two further bedrooms and a bathroom.

Beside the house is the former courtyard, now an enclosed grassed garden area, and around the courtyard are a range of traditional stone barns and outbuildings, providing potential for other uses, subject to necessary planning permission. There is a sauna next to one of the buildings and further away is a field shelter.





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



Approximate Gross Internal Area
366.3 sq.m. (3943 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.

The house and buildings are ring-fenced by the land which consists of a range of pastureland and rough pasture, enclosed by stone walling, and bisected by a delightful bubbling Dartmoor stream, as well as an area of unspoiled natural woodland, providing a haven for wild flora and fauna. There is direct access from the land to the moor and, within the grounds, are some Bronze Age monuments and settlements of historical importance.

There is a 4Kw water turbine powered by the Colly Brook and providing power and feed-in tariffs guaranteed until 2035.

The property comes with grazing rights to graze 25 livestock units on the Dartmoor commons (25 cows or 125 sheep).

PROPERTY INFORMATION

Planning Permission: Lapsed planning permission for holiday let.

Rights of Way: There is a public bridleway across part of the land.

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Central heating, oil boiler.

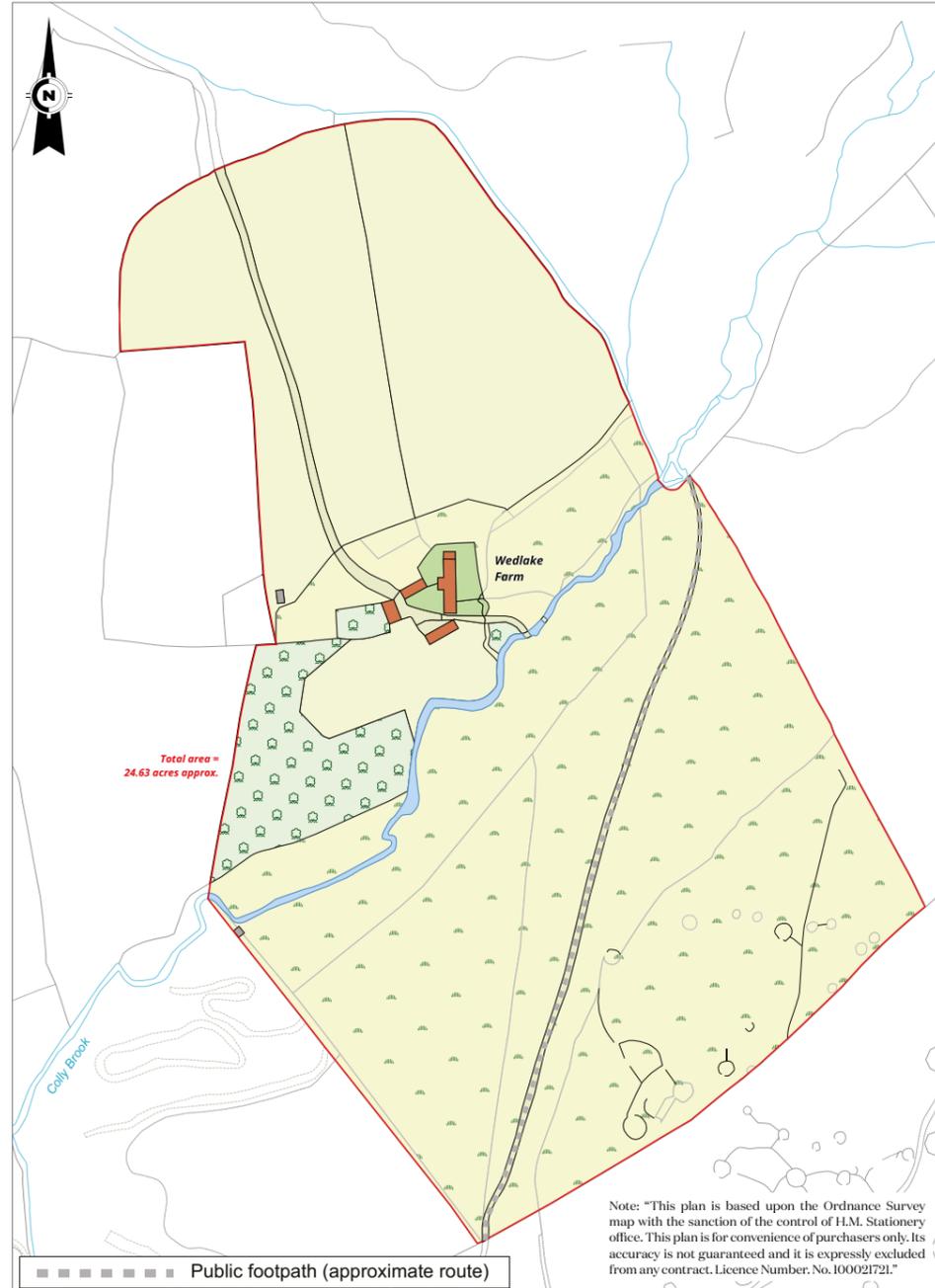
Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band E

EPC: F

Directions: PL19 9QL What3Words ///native.household.confusion

Do not follow post code or sat nav. Instead follow 'Peter Tavy Inn.' Before turning off to the Inn, keep right, and go past the church that's on your left. Take the 1st right. Drive through Lower Godsworthy Farm, keeping left. You'll pass a white farm house on your right and a blue postbox that says 'Wedlake Post.' Follow the concrete track for a mile, through a sheep gate, over 2 cattle grids and down into the courtyard.



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