



HOLYEAT FARM

Brentor, Devon



A BEAUTIFULLY PRESENTED BARN CONVERSION IN 1.87 ACRES WITH VIEWS OVER UNSPOILT DARTMOOR COUNTRYSIDE.

Summary of accommodation

Hall | Study | Principal bedroom with en suite dressing room and en suite shower room | Double bedroom with adjacent bath and shower room
Back hall and inner hall | Utility room | Further double bedroom with en suite shower room | Further double bedroom
Single bedroom | Family bath and shower room

Living room/kitchen | Sitting/dining room | Sun terrace

Garage block incorporating double garage, home office, plant room and log store | Studio | Parking
Garden | Paddock with field shelter

In all about 1.87 acres

Distances: Brent Tor/Church of St Michael de Rupe 1.5 miles, Brentor 2 miles, Mary Tavy/A386 3 miles
Tavistock 4 miles, Okehampton 14 miles (Exeter St Davids 35 minutes), Plymouth city centre 19 miles
Exeter city centre 38 miles (London Paddington 2 hours 3 minutes), Exeter Airport 44 miles (London City Airport 1 hour)
(All distances and times are approximate)

Offers in excess of £950,000

LOCATION

Holyeat Farm an attached property situated on the western edge of Dartmoor in sight of Brent Tor, which rises to 1,100 ft (330m) above sea level. The Tor is surmounted by the Church of St Michael de Rupe, the parish church of the small village of Brentor, which lies below the tor. Brentor encompasses two settlements, South and North Brentor, plus the two upland Brentor Commons, home to a variety of rare flora and fauna.

The centre of the ancient market town of Tavistock is just a ten-minute drive providing a wide choice of local shops and businesses including GP, dental and veterinary surgeries along with Tesco, Morrisons and Lidl supermarkets. For anything else, the cathedral city of Exeter is just one hour's drive away, and includes a mainline railway station with a fast and direct service to London Paddington in just over 2 hours.

The wider area also has a good choice of schools from both the state and independent sectors including an Ofsted-rated Outstanding primary school in the neighbouring village of Mary Tavy three miles away.

THE PROPERTY

Holyeat Farm has an almost unique view looking out across a landscape of lush green fields separated by thick hedgerows overlooked by the towering granite mass of Brent Tor. The tor, with its surrounding remnants of an Iron Age hill fort, is surmounted by the stark yet beautiful 13th century granite Church of St Michael de Rupe, which legend has it was paid for by an early medieval merchant after nearly being shipwrecked and which was used as a film location for the ITV version of Jamaica Inn. The property was created from two impressive period barns built of local granite under a slate roofs.





The accommodation is laid out with the reception rooms, kitchen and a large, balustraded sun terrace on the upper floor to get the best possible vantage point for the view. The interior is contemporary in style whilst capturing the building's origins through a clever combination of oak flooring and joinery throughout much of the property alongside exposed roof timbers and an exposed granite wall in the secondary stairwell.

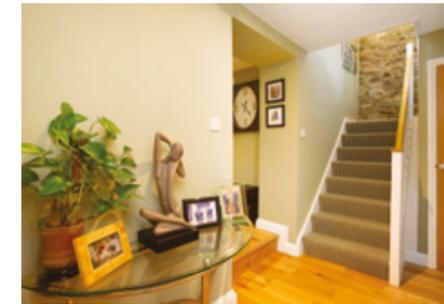
The property has a southeast/northwest axis and the upper floor has windows on both sides and therefore captures the best of the available natural light. This orientation combines with generous room sizes and tall ceilings to give the house a wonderfully light and airy feeling.

The upper floor has two rooms: a superb, combined kitchen and living room incorporating a vaulted ceiling and glazed central stairwell and a sitting room fitted with windows and glazed doors looking out to the sun terrace and view. Both rooms feature their own log-burning stove, enhancing the warmth and character of the space.

The bedroom with its en suite dressing and shower rooms plus, four further bedrooms and three bath/shower rooms, one of which is en suite, are all on the ground floor.



This thoughtful arrangement of living and sleeping spaces makes the property particularly well suited to multi-generational living, offering privacy and flexibility for different household members.



OUTBUILDINGS, GARDEN AND PADDOCK

Holyeat Farm is approached off a little used, narrow lane via a gravelled driveway that leads on to a gravelled parking area, where there is space for several cars. On the far side of the parking area facing the house is a timber-clad garage block that incorporates a double garage and home office with attached plant room and log store.

Immediately in front of the barn is a paved terrace that leads to a further extent of gravel fringed with lavender that currently serves as an additional outside dining area.

Beyond this is the garden, which slopes gently away from the barn and is designed to be easily maintained. It is primarily lawned with one large shrub border set against a line of broadleaf trees. Below the garden is a sloping paddock containing a field shelter. The paddock is bound by stock-proof fencing and mature field hedging and has it's own water supply from a bore hole. In all the grounds extend to about 1.87 acres.

PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Photovoltaic panels.

Tenure: Freehold

Local Authority: West Devon District Council (www.westdevon.gov.uk).

Council Tax: Band E

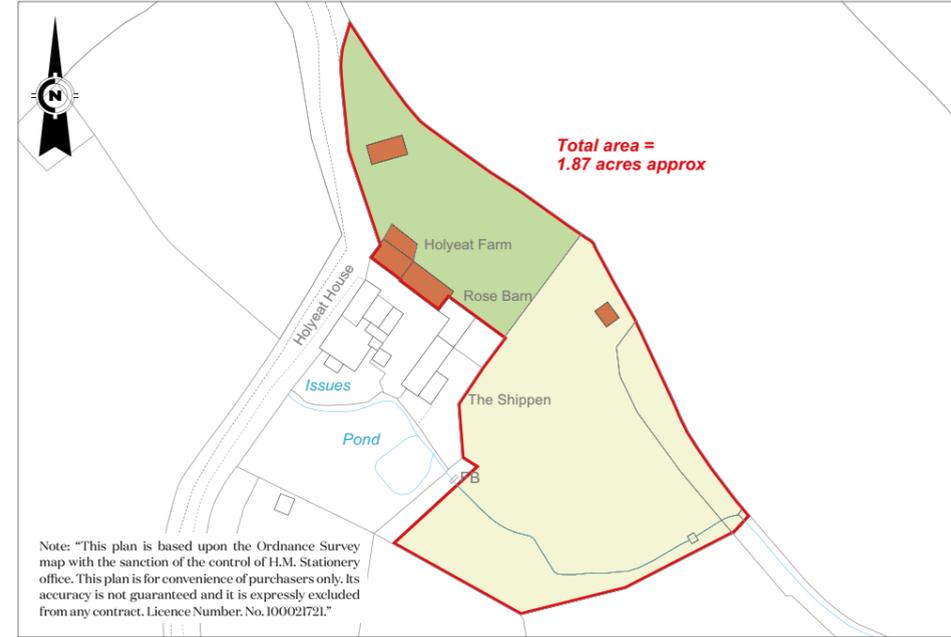
EPC Rating: C



Directions (Postcode: PL19 0NW)

What3Words: ///salad.manly.witty

From the Sir Francis Drake Roundabout in the centre of Tavistock, where the A390 meets the A386, head north on Plymouth Road/A386 towards Okehampton. After half a mile at the roundabout take the first exit onto Bedford Square. After a short distance at the next roundabout continue straight onto Drake Road. A quarter of a mile further on continue onto Abbey Place. Continue exiting the town and on into open countryside. After driving for three miles turn right onto a road with a small patch of grass on the junction signed to South Brentor. The driveway entrance will be found on the right shortly after passing an off-white painted farmhouse. The entrance has a timber five-bar gate and is clearly marked.



Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

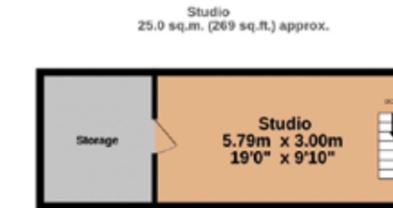
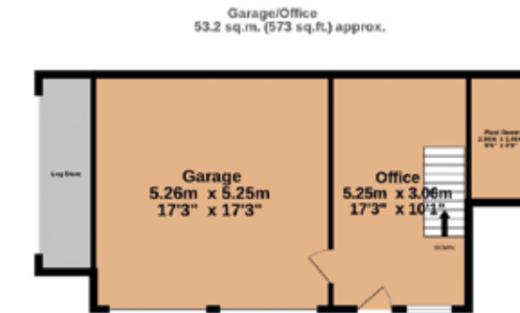
EX1 1QD

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Your partners in property

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



Approximate Gross Internal Area
334.3 sq m (3598 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.

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