



Wotton Farm, Buckfastleigh, Dartmoor National Park,
Devon

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**STRUTT
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Wotton Farm, Buckfastleigh, Dartmoor National Park, Devon TQ11 0HB

A charming farmhouse with extensive outbuildings including equestrian facilities, an indoor pool, and approximately 49 acres in an exceptional Dartmoor setting. Available as a whole or in 3 lots.

Buckfastleigh 0.7 miles, A38 1.7 miles, Totnes mainline station 7.2 miles (2 hours 46 minutes to London Paddington), Totnes 7.5 miles, Newton Abbot 11.0 miles, Exeter 22 miles

Lot 1: Sitting room | Study | Dining room
Kitchen | Utility | Cloakroom | Principal bedroom with en suite bathroom | Four further bedrooms, two en suite | Family bathroom | Pool house
Stables | Sand school | Thatched barn | Cattle barn | Shed | Garden | Approximately 13.3 acres
EPC rating D

Lot 2: Stables | Barn | Woodland | Paddocks
Approximately 14.1 acres

Lot 3: Two barns | All weather gallop | Paddocks
Approximately 21.9 acres

Lot 1- The property

Wotton Farm Lot 1 includes an attractive five-bedroom farmhouse offering just under 3, 500 sq. ft of beautifully presented accommodation arranged over two floors. The property provides light-filled accommodation and is surrounded by grounds of approximately 13 acres with magnificent views over the surrounding Dartmoor National Park. Lot 1 also benefits from excellent equestrian facilities along with several outbuildings providing opportunities to create a smallholding.

A welcoming entrance hall with attractive flagstone flooring leads through to a spacious dining room with a cast-iron range cooker by Esse and an adjoining study/snug that

features a logburner. The main reception room is the 23ft sitting room which features a dual aspect allowing for a wealth of natural light, an impressive stone-built inglenook fireplace fitted with a woodburning stove and a door that opens onto the outside patio. The kitchen offers plenty of storage in wooden units to base and wall level, a central island with a breakfast bar and a range cooker. The kitchen features slate flagstone flooring and also benefits from a dual aspect providing plenty of light. A utility room provides further space for household storage and appliances and has an adjoining cloakroom. An additional luxury feature of the property is the indoor swimming pool, located in the glass pool house next to the sitting room with superb views across the gardens and grounds. Upstairs there are five well-presented double bedrooms, three of which are en suite including the generous principal bedroom which also benefits from built-in storage. Both the first-floor landing and the second bedroom have French doors that provide direct access to the elevated rear garden. A family bathroom with an over bath shower completes the accommodation on this floor. All of the accommodation benefits from exceptional views over the surrounding Dartmoor countryside.

Outside

The farm is accessed via a single-track lane, which leads to parking at the side of the house and access to the various outbuildings. These include a historic thatched barn and a large cattle barn providing opportunities for development potential subject to obtaining the necessary consents. The property also benefits from excellent equestrian facilities with stabling and an all-weather sand school within its grounds of approximately 13.3 acres which include open fields and paddocks suitable for exercising horses or for grazing livestock. The grounds also include beautiful gardens at the front and rear of the farmhouse, which include lawns with a variety of specimen trees, hedgerows and colourful border flowerbeds as well two patio areas offering ideal space for al fresco dining and entertaining.











Lot 1



Lot 3



Lot 2



Lot 2

Lot 2

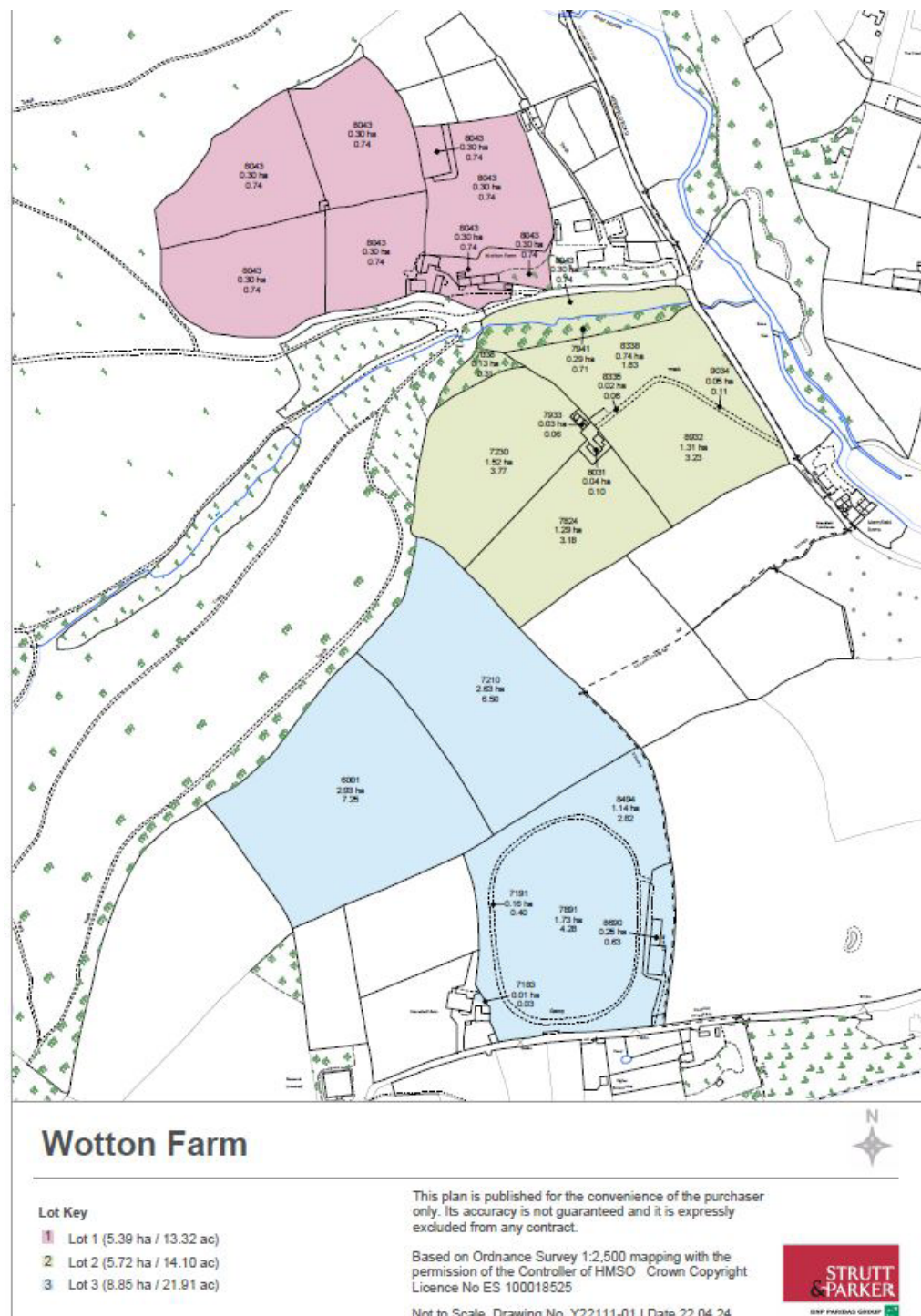
Lot 2 includes a further 14 acres of paddocks and woodland enclosed by stock fencing. The grounds include excellent equestrian facilities with stabling, a tack room, hay stores and water troughs with mains water connected.

Lot 3

Lot 3 includes an additional 21.9 acres of grounds which are ring fenced with stock fencing and have water troughs throughout. Lot 3 also includes a recent large steel- framed agricultural building with concrete flooring and dung walling, feed barriers and steel gates and water supply. An additional older building of breeze block construction is also within the grounds as well as the all weather gallop.

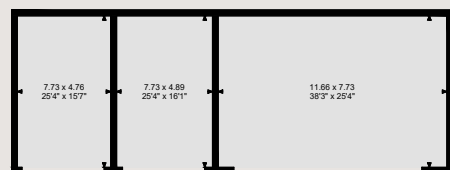
Location

The property occupies a stunning rural position, surrounded by magnificent rolling countryside on the edge of the Dartmoor National Park and less than a mile from the centre of the market town of Buckfastleigh. The town provides a range of everyday amenities, including independent boutique stores, cafés, public houses and restaurants as well as a medical centre and schooling. The larger towns of Totnes and Newton Abbot, 7 and 11 miles away respectively, provide a wider choice of shops, supermarkets, restaurants, and leisure facilities. Totnes also has a mainline train station with excellent connections to Exeter and London Paddington. Due to its position within the Dartmoor National Park, Wotton Farm is perfectly situated for those who enjoy outdoor pursuits with many walking, riding and cycling routes to explore. The River Dart has several renowned beauty spots within a short distance and the sandy beaches and boating facilities of the South Devon coastline are also within easy reach. The A38 is less than two miles away, providing connections towards Plymouth and Exeter. The area provides a good range of state education including Buckfastleigh Primary School and South Dartmoor Community College, as well as a selection of established independent schools including Sands, St. Christopher's Staverton, Park, Totnes Progressive and Stover.

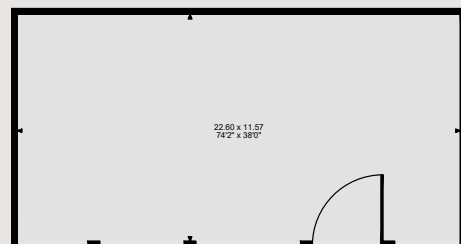


Floorplans

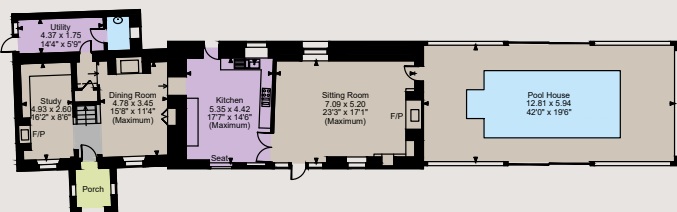
Lot 1 House internal area 3,453 sq ft (321 sq m)
 Lot 1 outbuildings internal area 3,311 sq ft (307 sq m)
 Lot 2 outbuildings internal area 1,360 sq ft (126 sq m)
 Lot 3 outbuildings internal area 4,638 sq ft (431 sq m)
 For identification purposes only.



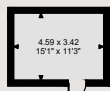
Barns (Lot 3)



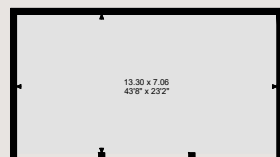
Cattle Barn (Lot 3)



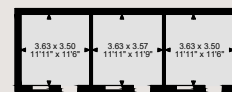
Lower Ground Floor (Lot 1)



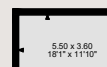
Stable (Lot 2)



Barn (Lot 1)



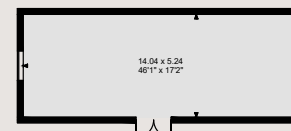
Stables (Lot 2)



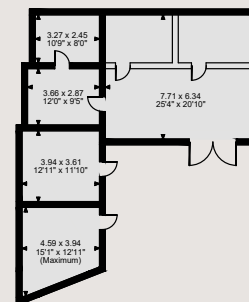
Stable (Lot 1)



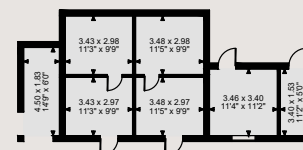
Shed (Lot 1)



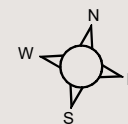
Thatched Barn (Lot 1)



Stables (Lot 1)



Stables (Lot 2)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

What3Words///safari.quit.grins brings you to the property's driveway.

General

Local Authority: South Hams District Council

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought.

Council Tax: Band G

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: Lot 1 £1,250,000. Lot 2 £250,000.

Lot 3 £350,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

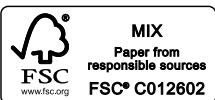
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