



Meavy Barton Farm

Meavy, Yelverton, Devon

A beautifully refurbished Grade II* listed farmhouse with extensive outbuildings, set in an idyllic Dartmoor village position

A magnificent 16th century farmhouse with stunning character features and more than 4,500 square feet of beautifully presented living accommodation. Set in the heart of the picturesque Dartmoor village of Meavy, the property features delightful grounds and extensive stone-built farm outbuildings, which offer excellent potential for development, subject to the necessary consents.



6 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



EXTENSIVE OUTBUILDINGS



1.4 ACRES



FREEHOLD



VILLAGE



4,591 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Meavy Barton Farm is an impressive Grade II* listed farmhouse with extensive outbuildings dating from the early 16th century. The property was originally a manor house acquired by the famously sea-faring Drake family of the nearby Buckland Abbey estate. The property was later converted into a farmhouse and features many of its original character details, including exposed timber beams, stone mullion windows, granite arched doorways and stone-built fireplaces.

A welcoming entrance hall leads through to the properties ground floor reception rooms which comprise a generous sitting room which has a grand fireplace, fitted with a woodburning stove, a private study for home working, a formal dining room and a drawing room which also features a fireplace with a logburner. Additionally on the ground floor, the 23ft kitchen has tiled flooring, fitted farmhouse-style units, space for a breakfast table and an Aga recessed into the original fireplace. The adjoining utility room provides generous further space for home storage and appliances. Upstairs, the first floor landing has wide

oak floorboards and a large open sitting area with a fireplace. Off the sitting area there are four first-floor double bedrooms, including the principal bedroom, which also has its own private staircase leading to the ground floor bathroom. The first floor has a family bathroom with a roll-top bath, as well as a shower room. On the second floor there are two further bedrooms, one of which has its own freestanding luxury bath.

Outside

The house is set in the heart of the village and is surrounded by beautiful gardens and grounds which total approximately 1.4 acres. The gardens and grounds extend to both the front and rear of the plot and include walled gardens with beautiful lawns bordered with well-stocked beds, hedgerows and mature trees at the front, while at the rear there are further rolling lawns and an orchard and meadow area, with open fields beyond. In the far corner of the plot, there is a large kitchen garden with raised beds for growing your own produce.







Access for vehicles is via a lane at the side of the house, which leads to the rear, where there is plenty of parking space in the courtyard area between the house and barns. The traditional stone-built barns provide a total of more than 8,000 sq. ft and provide significant potential for development, subject to the necessary consents. There is also an additional 1.9 acre plot opposite the property with an outbuilding that is available by separate negotiation.

Location

The property is set in the peaceful village of Meavy, surrounded by the stunning countryside of the Dartmoor National Park, a mile and a half from Yelverton. The village has several local amenities, including a pub, a village hall, a parish church and a primary school, while Yelverton offers a selection of facilities including a local shop, a doctor's surgery, a pharmacy, as well as further schooling. The historic market town of Tavistock is seven miles away, with its excellent range of shops and leisure facilities, plus superb schools, including the independent Mount Kelly. Plymouth is also within 12 miles, providing a

further choice of shopping, supermarkets and leisure facilities, plus mainline rail services. Road connections include the A386 at Tavistock and the A38 at Ashburton. The area is renowned for its spectacular scenery, granite tors, heather clad moorland and wooded valleys and there are far reaching views across the moor from the property as well as access to the many lifestyle benefits on offer. The area provides miles of unrivalled walking, cycling and riding routes including the nearby Great Mis Tor and King's Tor.



Distances

- Yelverton 1.5 miles
- Tavistock 7.0 miles
- Plymouth 11.0 miles
- Plymouth mainline station 11 miles
- Exeter 40 miles

Nearby Schools

- Meavy Church of England Primary
- Lady Modiford's Church of England Primary
- Heather Bridge School
- King Edward VI Community College
- Mount Kelly
- Plymouth College









Floorplans

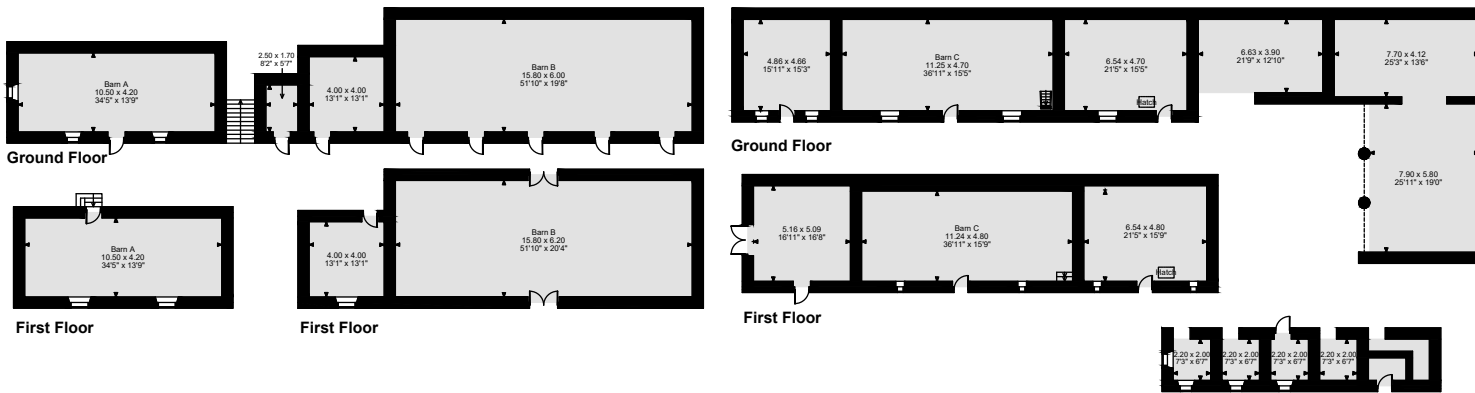
Main House internal area 4,591 sq ft (427 sq m)
 Outbuildings internal area 8,084 sq ft (751 sq m)
 Total internal area 12,675 sq ft (1,177 sq m)
 For identification purposes only.

Directions

PL20 6PJ
 what3words: ///pokers.lanes.dumps- brings you to the driveway

General

Local Authority: West Devon Council
 Services: Mains electricity, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G
 EPC Rating: E
 Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



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

□□□□ Denotes restricted head height

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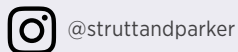
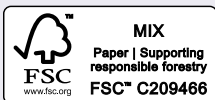
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Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

branch@struttandparker.com
 struttandparker.com



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