



Dartfordleigh House

Postbridge, Yelverton, Devon

A superb opportunity to acquire a substantial farmhouse with 7 letting units, stabling and approximately 14 acres on Dartmoor

A well-presented country house with 7 self-contained letting units offering significant income potential. Dartfordleigh House is set in a private position in the heart of Dartmoor, within striking distance of Postbridge village centre. The property benefits from extensive grounds with equestrian facilities and is on the doorstep of some of the National Park's most dramatic landscapes.



3 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE & STABLES



14 ACRES



LEASEHOLD EXPIRES 2037



RURAL/ VILLAGE



3,113 SQ FT



GUIDE PRICE £959,500



The property

Originally built in 1890, Dartfordleigh House has been extensively refurbished throughout by the current vendors to provide over 3,000 sq ft of attractive and flexible accommodation whilst retaining a wealth of original period details. The property was previously used as a bed and breakfast offering versatile accommodation and further earning potential. On the ground floor there is a welcoming entrance hall which features a stone-built fireplace which leads through to the well-proportioned, formal sitting room which has a dual aspect allowing for a wealth of natural light. A dining room and family room provide further reception space with all three rooms featuring impressive original fireplaces. The ground floor accommodation also includes a well-equipped kitchen with fitted units to base and wall level, an Aga, integrated appliances and space for a central breakfast table, with the adjoining utility room providing further space for appliances and home storage. One double bedroom en suite can be found on the ground floor offering versatile accommodation while the first floor offers a further five double bedrooms. Four of these bedrooms are en suite, while the fifth bedroom could be used as a study or dressing room.

The seven additional properties are let with Assured Shorthold Tenancy Agreements that provide significant income (rental income figures are available to interested parties who have viewed). The properties include two bungalows offering one and two-bedrooms and four, two-bedroom apartments as well as a cottage also offering two bedrooms. Each property is well-presented and features welcoming living space with fully equipped kitchens and stylish modern bath and shower suites. All the additional accommodation benefits from exceptional views over open moorland.

Outside

The house and letting units are set in a peaceful position, just moments from the village centre. There is plenty of parking at the front of the house for residents and guests alike. The gardens surrounding the house feature rolling lawns and meadows and patios for al fresco dining and admiring the exceptional views. Beyond the gardens are fenced paddocks which are ideal for equine training and exercise, or for gazing livestock. The property includes a large stables block with five stables, a tack room, a hay store, a foaling stall and a large central concrete courtyard as well as a double garage workshop.



Location

The property is set in the stunning countryside of the Dartmoor National Park, in the peaceful village of Postbridge. 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. There is a village hall and two local pubs in Postbridge, while nearby Princetown has several local amenities, including pubs and cafés, a village shop, a community centre and a primary school. The market towns of Moretonhampstead and Tavistock are 8 and 12 miles away respectively, between them offering an excellent range of shops, supermarkets and leisure facilities, plus superb schools, including the independent Mount Kelly in Tavistock. The property is equidistant (approximately 20 miles) from Exeter and Plymouth, both of which provide 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.

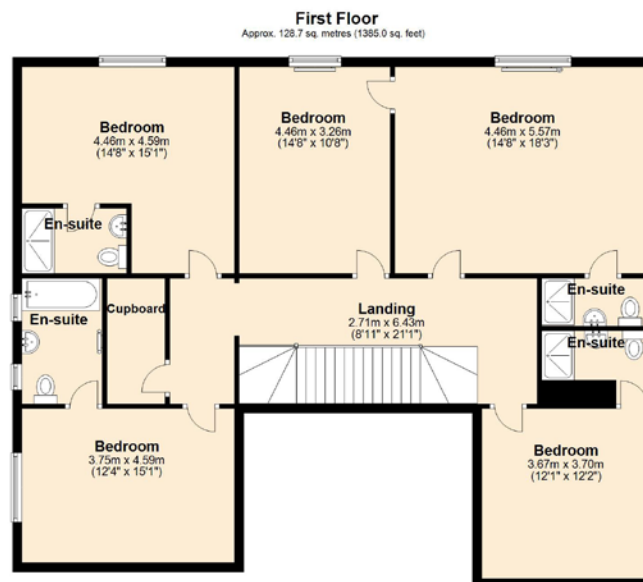
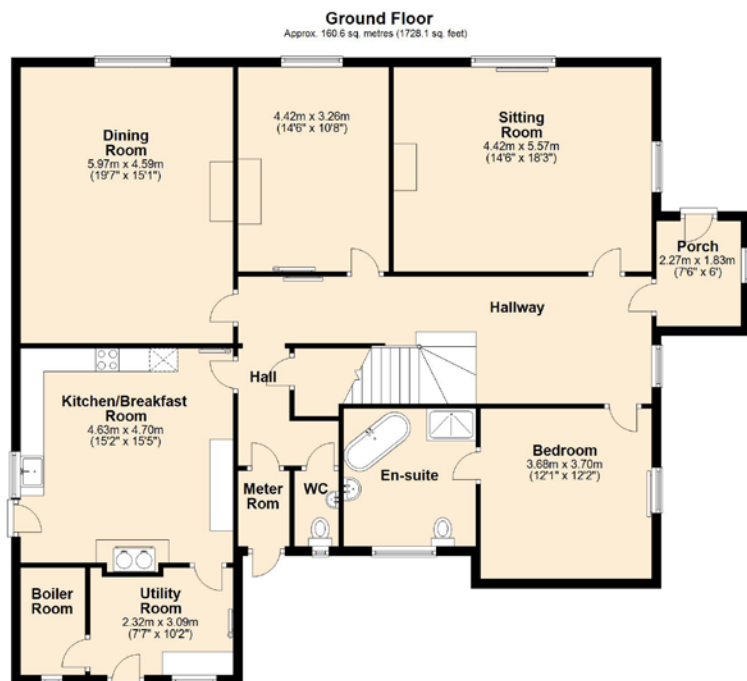
Distances

- Tavistock 5.8 miles
- Moretonhampstead 8.5 miles
- Tavistock 12.0 miles
- Okehampton 20 miles
- Plymouth 20 miles
- Plymouth Station 21 miles
- Exeter 20 miles
-

Nearby Schools

- Moretonhampstead Primary School
- Chagford C of E Primary School
- Sands School
- Mount Kelly
- Stover School
- South Dartmoor Community College
- Okehampton College





Floorplans

Dartfordleigh House - 3113.1 sq ft (289.3 sq m)

Flat 1 - 739.6 sq ft (68.7 sq m)

Flat 2 - 693.2 sq ft (64.4 sq m)

Flat 3 - 694.4 sq ft (64.5 sq m)

Flat 4 - 931.8 sq ft (86.6 sq m)

Bungalow 1 - 765.6 sq ft (71.1 sq m)

Bungalow 2 - 530.5 sq ft (49.3 sq m)

Cottage - 610.1 sq ft (56.7 sq m)

The Yard - 2512.9 sq ft (233.5 sq m)

For identification purposes only.

Directions

PL20 6TJ

what3words: ///gilding.frosted.unusually - brings you to the driveway

General

Local Authority: West Devon Borough Council

Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. LPG Gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Dartfordleigh House - Band F. Flat 1 - Band B. Flat 2 - Band B. Flat 3 - Band B. Flat 4 - Band B. Bungalow 1 - Band C. Bungalow 2 - Band B. Cottage Band D.

EPC Rating: Dartfordleigh House - D. Flat 1 - D. Flat 2 - D. Flat 3 - E. Flat 4 - D. Bungalow 1 - E. Bungalow 2 D. Cottage- E

Leasehold: The leasehold is owned by the Duchy of Cornwall. The lease currently expires in 2037 but an extension is available for a further 30 years.

Charges: There is a ground rent charge of £18,500 per annum

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

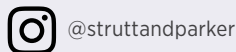
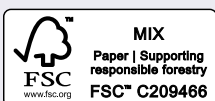
Exeter

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