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Urgles Farm Goodameavy

## Urgles Farm, Goodameavy, Roborough, Plymouth, PL6 7AP



Plymouth City Centre 9.6 miles, Plymouth Train Station 9.2 Miles, Exeter Airport 46.9 Miles

Urgles Farm combines historic charm with modern conveniences in a stunning natural setting, offering a unique opportunity to own a piece of Dartmoor's heritage.

- Detached Farmhouse
- 3 Bedrooms
- Bathroom with separate shower cubicle
- 2 Receptions with original features
- Permission to domesticate outbuildings
- Within the Dartmoor National Park
- Approx. 3.3 acres of land
- Additional land available under separate negotiation (22 acres in total)
- Freehold
- Council Tax: Band D

Guide Price £650,000

### LOCATION

Nestled above the quaint hamlet of Goodameavy on the scenic Wigford Down, Urgles Farm is an idyllic rural haven with direct access to the moor, perfect for walking and outdrying. Despite its serene setting, Yelverton, Tavistock and Plymouth are easily accessible, providing amenities and services. Additionally, the farm includes fields with breath-taking views over towards the Plymouth Sound, approximately 10 miles to the southwest.

### DESCRIPTION

Urgles Farm, a picturesque farmhouse within Dartmoor National Park, dates back to 1750 and is recorded in the Devon & Dartmoor Historic Environment Record. Improvement works by the current owner have been respectful of the property's heritage value. Recently, both the Shippon and Barn were granted ancillary residential use, allowing for immediate expansion of domestic accommodation with permitted development rights still intact.

### ACCOMMODATION

The farmhouse features exposed granite front and side elevations, complemented by double-glazed timber casement windows. The sitting room overlooking the front garden, includes original panelling and wood burner. The dining room, also with original panelling, leads to the kitchen area. Slate flagstones with underfloor heating is laid throughout the ground floor. The kitchen is equipped with aluminium Paul Metalcraft freestanding units, complementary plate racks, a Graphite Rangemaster dual-fuel cooker and hob. The boiler room houses a biomass boiler, storage, and fuse board.

On the first floor, the first bedroom, features an original wide-board floor, an original open fireplace, hanging space, and views over the front garden. The second bedroom is also a spacious double room with garden views, painted floorboards, an original open fireplace, and hanging space. The third bedroom offers beautiful views to the west and includes linen storage and a thermal store. The well-appointed bathroom features a four-piece suite with a separate shower and a cast-iron bath.

### OUTSIDE

**MAIN OUTBUILDINGS:** The Shippon, comprising an original ground floor and hayloft above, now has ancillary residential status, permitting conversion for full domestic use. Similarly, the sizable two-story barn, mostly open-plan with a smaller utility/laundry room on the ground floor, also holds ancillary residential status for conversion.

The farmhouse and garden have direct access to the common land of Wigford Down. Surrounded by an apron of land currently used for a mix of agriculture, domestic purposes, and wildlife benefit, the farmhouse and ancillary buildings are approached through a farm gate. The yard provides parking for several cars beside restored piggeries that house the private water system and refuse. In front of the property is a sunny walled cottage garden, part laid to lawn with vegetable beds, perennials and flowering shrubs. A garden gate opens directly onto Wigford Down, flanked by tree ferns. To the southwest of the house lies a young orchard and paddock, leading to a large wildlife area with indigenous trees, flag iris, and reeds, rich in wildlife.

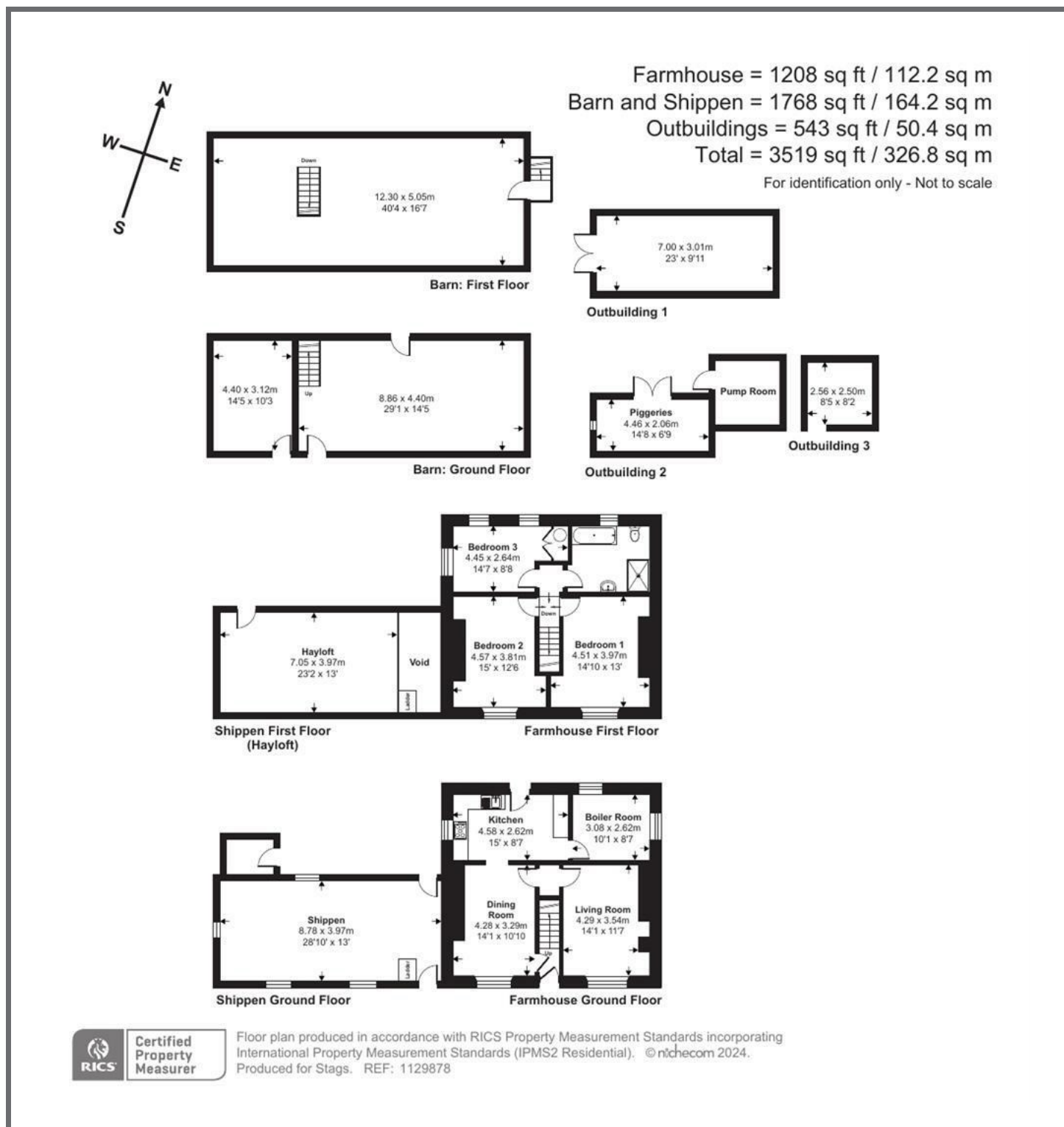
### SERVICES

Mains Electricity & LPG  
Private Water & Drainage  
Heating: Biomass Boiler  
Council Tax: Band D  
Mobile coverage with O2 and standard broadband speed available at the property based on the latest data available to Ofcom.

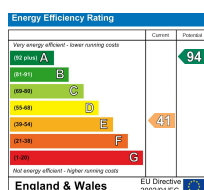
### DIRECTIONS

What3Words - [///songs.tadpoles.combining](https://www.what3words.com/songs.tadpoles.combining)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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