



Hocklake Barn



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Gulworthy, Near Tavistock, Devon, PL20 7HR

Bere Alston 2.7 miles • Train Station 3.3 miles • Tavistock 4 miles • Dartmoor National Park 5 miles • Plymouth 14 miles

FOR SALE AS A WHOLE BY PRIVATE TREATY - A substantial barn conversion for refurbishment in 14.61 acres, complete with gardens, paddocks and 7,500sq.ft of outbuildings.

- NOW FOR SALE BY PRIVATE TREATY
- Striking Barn Conversion of 2,500sq.ft
- Pasture Fields of Approx. 13.4 Acres
- Privately Set Along No-through Lane
- Freehold
- Exciting Refurbishment Opportunity
- Outbuildings Totalling 7,500sq.ft
- Superb Lifestyle Opportunity
- No Onward Chain
- Council Tax Band: E

Offers In Excess Of £550,000

SITUATION

The property is situated towards the end of a long no-through lane, in a peaceful and private location in the parish of Gulworthy, within the Tamar Valley National Landscape, around 4 miles to the south of Tavistock and just over 2 miles from the popular village of Bere Alston.

Bere Alston is well-served by amenities including a Co-op mini-market, butchers and Post Office, and a direct, 25-minute rail service to Plymouth City Centre. Tavistock is a thriving town in West Devon, forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth, with its coastal access, is 14 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

This is a most appealing and attractive range of converted barns of traditional masonry construction and hardwood double glazing, accompanied by large gardens, outbuildings and around 13.4 acres of pasture. Having been within the same ownership for over two decades, it is now in need of comprehensive refurbishment and represents an excellent opportunity for a new owner to create a unique and impressive home of their choosing.



Currently configured with 3-4 bedrooms and 2 characterful receptions, there is excellent scope for remodelling. Originally dating to 1909, the barns are arranged in a horseshoe shape around a walled courtyard and accompanied by a versatile range of outbuildings including domestic, general-purpose and machinery stores, as well as larger agricultural buildings including a shippin and sizeable, open-front barn serving the pasture fields. There is extensive provision for parking and gardens to the south of the principal barn. This is a rare and exciting opportunity with strong potential for those seeking to establish a smallholding, keep livestock or with equestrian interests. In all, the property amounts to 14.61 acres (see our accompanying location plan).

AGENT'S NOTE

The property is situated in an area well-known for its history of metalliferous mining activity although no workings are known to exist in close proximity.

SERVICES

Mains water and electricity. Private drainage system - type, health and compliance with General Binding Rules unknown (buyers to make their own inspection). Oil-fired central heating (not currently in working order). Standard ADSL broadband is available. Limited mobile voice/data services are available (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. A private right of way is understood to exist over the lower section of the lane, which is owned by the property. The property benefits from a right of way over the track between the dwelling and the shippin, which is owned by a third party.

TENURE AND COMPLETION

The dwelling is freehold with vacant possession. The land and farm building are freehold and sold subject to an existing Farm Business Tenancy ending 5th April 2025. Further details of the Tenancy are available from the agents.

WARNING

Farms and Land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock. Please leave gates as they are found, do not bring dogs onto the land while viewing and avoid entering fields containing cows and calves.


VIEWINGS AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's sole agent, Stags Tavistock Office. The What3words reference is [///farms.grips.allowable](#).



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			9
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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