



Axtown Farm



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Axtown, Yelverton, Devon, PL20 6BU

Moorland 0.5 miles • Yelverton 1.5 miles • Tavistock 7 miles •
Plymouth 9.5 miles (Derriford 6.5 miles) • Exeter (A38) 50 miles

Available chain-free, a peacefully located 16th-century former farmhouse with pretty cottage gardens, a paddock and extensive garaging, plus an additional field and stables available by negotiation.

- 16th Century Farmhouse
- Extensive Garaging and Stores
- End of a No-through Lane
- Further 4.1 Acres Available
- Freehold
- Pretty Cottage-style Gardens
- Paddock of 0.8 Acres
- Close to Open Moorland
- Stone Stable by Negotiation
- Council Tax Band: E

Guide Price £499,000

SITUATION

This appealing property is tucked away into an incredibly attractive and private position at the head of a no-through lane, in the sought-after settlement of Axtown just outside of the desirable village of Yelverton. Only half a mile from Dartmoor National Park at Roborough Common, there are unlimited opportunities for walking and riding directly from the doorstep. The city of Plymouth is 9.5 miles away (Derriford Hospital 6.5 miles), whilst Yelverton is 1.5 miles away and Tavistock is 7 miles. Yelverton is an extremely sought-after village on the fringe of Dartmoor, providing an excellent range of amenities and facilities including a Co-op mini-supermarket, local butchers, delicatessen, cafe and pharmacy, plus a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs.

DESCRIPTION

Available to the market, chain-free, for the first time in approximately 20 years, this charming, semi-detached character farmhouse has 16th-century origins but is not Listed, and has retained a huge amount of character including stone mullion windows, beamed ceilings and impressive fireplaces. Surrounding the house are pretty cottage-style gardens and there is ample parking in addition to two large garages.



An additional lot is available by negotiation which carries significant equestrian appeal, encompassing a further field (approx. 4 acres) and a very well-arranged stone stable building, all within half a mile of open moorland. Please see our accompanying Location Plan for details, or enquire directly with the office.

HOUSE AND GARDENS

The house is accessed through a storm porch into a hallway, with a cloaks and boots room at the far end. On the ground floor are: a large, open-plan dining hall centered around an impressive stone and timber inglenook fireplace housing a log burning stove; a well-equipped kitchen; a dual-aspect sitting room featuring a stone fireplace with inset Villager log burning stove; a separate utility; a cloakroom, and, at first-floor level; three bedrooms and a well-appointed family bathroom. Additionally, accessed via a pull-down ladder, the loft has been carpeted and is naturally lit through three Velux windows, offering opportunities for formal conversion into living space, subject to any necessary consents or approvals. The rear garden is arranged into two distinct areas interspersed with several fruit trees, and contains a detached block and brickwork outbuilding which could be adapted for use as a studio, garden office, workshop or machinery shed (STP), or even a single loose box to serve the adjacent paddock. Opposite the house are two sizable garage/workshop units and a separate store room with power and lighting connected. Additional parking is available on a gated tarmac drive. In all, the property amounts to 1.551 acres.

ADDITIONAL PADDOCK AND STABLING

The westerly field has recently been re-fenced and is divided into two paddocks with individual access gates, served by mains-fed troughs. The stable building is of very good quality and is well-packaged, to encompass four loose boxes, hay stores/pony stabling and a tack room, with a hay loft over and separate attached store, all served by mains power and water, external floodlighting and rainwater harvesting. 4.177 acres in all.

SERVICES

Mains water and electricity. Oil-fired central heating. Drainage via septic tank (shared). Standard ADSL broadband is available. Limited mobile voice/data services are available with EE (Source: Ofcom's online service checker). Please note that the agents have neither inspected or tested these services.

AGENT'S NOTES

1. A public footpath runs through the site. Please enquire for details.
2. Neighbouring properties benefit from rights of access over the roadway (which is owned by the property as indicated on our Location Plan).
3. The house is subject to a flying freehold covering the entrance hall and cloaks/boot room.
4. Viewings are strictly by prior appointment. The What3words reference is [///entire.chatters.aura](https://www.what3words.com/entire.chatters.aura). For detailed directions, please contact the office.



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

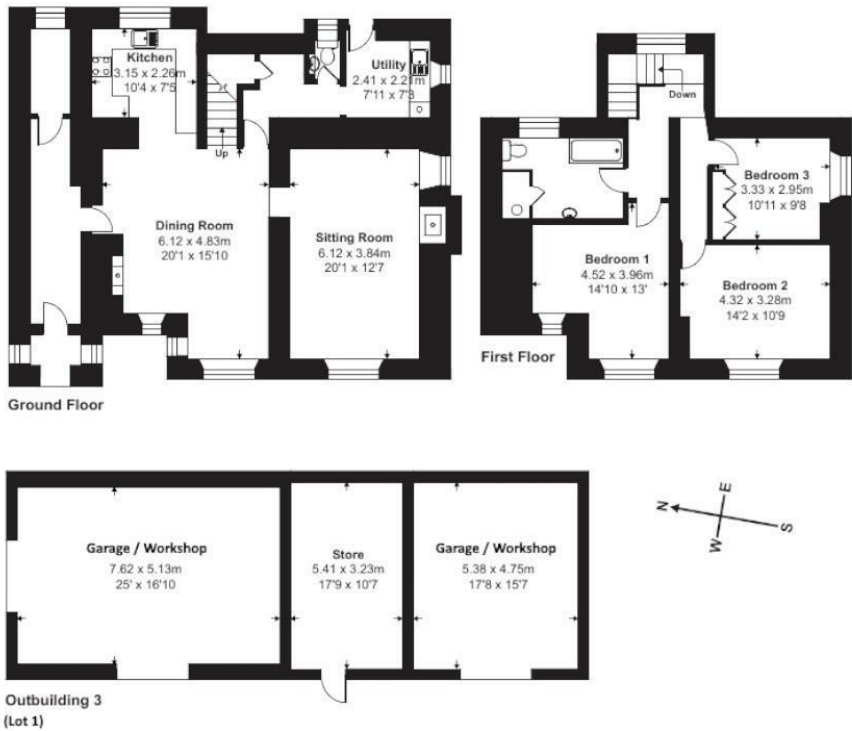
Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

Lot 1

Approximate Area = 1759 sq ft / 163.4 sq m
Outbuilding = 882 sq ft / 82 sq m



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1134399