



Old Yarde Farm, North Bovey, Newton Abbot, Devon

**STRUTT & PARKER**

# Old Yarde Farm North Bovey, Newton Abbot, Devon, TQ13 8RT

An immaculately presented period property offering versatile accommodation and substantial outbuildings, set in approximately 4 acres with uninterrupted views of the surrounding Moorland.

North Bovey ½ mile, Moretonhampstead 2 miles, Chagford 4 miles, Exeter 15 miles

Entrance porch | Hall and gallery | Drawing room  
Sitting room | Dining room | Kitchen/breakfast room | Garden room | Study | Cloakroom | Boot room | Master bedroom suite | Guest Suite  
Three further bedrooms | Family bathroom  
Shower room | Flexible accommodation  
EPC rating D

Courtyard garden | Sun terrace | Lawns  
Barn/stables | Garaging | Four acres including paddock and pasture

## The property

Originally built as a cross passage house in the 1500's, Old Yarde Farm has undergone complete restoration over the past 20 years to create a beautiful house. There are a wealth of historic features throughout the property, most notably exposed granite walls, slate roof and inglenook fireplaces. Such characterful features have been retained and combined with the conveniences of a modern home – underfloor heating, cavity walls, double glazing and good ceiling height.

From the entrance porch, a large and bright double height entrance hall leads to the beautiful dining room and drawing room which retain great character. There is a sitting room with doors opening onto the pretty gardens at the front of the property.

The kitchen overlooks the well maintained courtyard garden and is fitted with bespoke units, granite worktops, Neff appliances and a gas hob. There is a breakfast area and space for armchairs. Beyond the kitchen is a very useful boot room with direct access into the courtyard and to the stables beyond.

A door from the kitchen leads through the central study to the wonderfully bright Vale garden room which connects the main house to what could be used as a separate annexe. With granite walls and doors opening onto the pretty courtyard, there is also access to two further double bedrooms and shower room. It could be easily adapted for independent living.

The first floor is approached via an impressive staircase leading to a gallery and two en suite bedrooms, both of which have vaulted ceilings, exposed and plenty of in-built storage. There is also a further good-sized double bedroom and a family bathroom.

## Outside

The property is approached via an electric gate and has a wonderful sense of arrival with manicured open lawns and views across its own land and beyond to Bovey Castle. The house is accessed through a charming stone archway and into the courtyard which is ideal for alfresco dining. There is a large double garage, originally a roundhouse, with electric doors, as well as a paddock and pasture for horses.

The granite barn includes two stables, a hayloft and two secure storage rooms, one of which offers space for a gym/office. Subject to planning, this building could potentially be converted to create ancillary accommodation or holiday lets. To the front of the property there is a pretty, south-facing, cottage garden with original cobbled path leading to the front door.







## Location

Old Yarde Farm is peacefully located within the highly sought after Dartmoor National Park and surrounded by stunning countryside and dramatic moorland, between the small towns of Moretonhampstead and Chagford. It lies just half a mile from the very popular and picturesque village of North Bovey with its church and renowned pub - The Ring of Bells. The diverse habitats of the moor provide a stunning backdrop to a range of outdoor activities including walking, cycling and horse riding. Whilst benefiting from stunning rural views the house is in easy access to the A38 and the A30. The small hilltop town of Moretonhampstead 2½ miles away, provides most everyday facilities including a church, primary school, cafes, pubs and restaurants, health centre, dentist, excellent Sports Centre facilities with gym, hospital, library, bank, Post Office and a good range of shops, including Family butcher/Deli and Co-Op. Chagford, 3 miles away also offers a wide range of amenities, including church, primary school, Montessori nursery school, health and dental centre. There are also a wide range of shops, including a delicatessen, ironmongers, wine merchant, art galleries and a number of boutiques, plus a good selection of cafes, pubs and restaurants. The award-winning Gidleigh Park Hotel is just over 4 miles away. Bovey Castle, which is overlooked by Old Yarde Farm, has a championship golf course, restaurant, brasserie and superb spa facilities. The vibrant city of Exeter is just 15 miles away, offering an even more extensive array of leisure facilities, recreational and cultural amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries, as well as several shopping outlets and a range of schooling. Exeter St David's mainline station provides direct services to London Paddington in just under 2 hours while Exeter airport offers an ever-increasing number of flights to domestic and international destinations. Both primary and secondary schools within the catchment are excellent with the added benefit of a school bus facility providing a pick up and drop off service nearby. Primary catchment is Moretonhampstead, secondary catchment is South Dartmoor community College, Ashburton. Alternatively there is an excellent choice of private education available in Exeter, Newton Abbot and Tavistock.







## Directions

From the centre of Moretonhampstead opposite the Co-op shop, follow signs towards North Bovey bearing left off the High Street down Pound Street, again towards North Bovey. Follow this road for about 1 ½ miles, bend left at Pound Rock, then take the next lane right before reaching the village green. Drive down the hill, over the bridge, up the steep hill and Yarde will be found on the right beside an ancient tree and stone mounting block.

## General

**Local Authority:** Teignbridge District Council

**Services:** Mains electricity and private water supply. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil fired heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Mobile coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

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

**Guide Price:** £1,800,000

## Exeter

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Main House internal area 4,241 sq ft (394 sq m)  
Garage internal area 484 sq ft (45 sq m)  
Outbuilding internal area 1,408 sq ft (131 sq m)  
Store internal area 62 sq ft (6 sq m)  
Total internal area 6,195 sq ft (576 sq m)  
Quoted Area Excludes 'External Boiler Room'  
For identification purposes only.



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

Denotes restricted head height

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