



Dartmoor Farm House  
Between Holne and Buckfastleigh | Dartmoor National Park



# DARTMOOR FARM HOUSE



# STEP INSIDE

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The property has been through a program of restoration and improvement of the last few years to create a spacious family home. A great deal of expense has gone into making the property as efficient as possible, with the addition of high quality double glazed windows and exterior insulation. Inside, the property has been finished to a high standard and decorated in natural tones and with exposed beams keeping the character farmhouse feel throughout.

The main entrance opens into a spacious hallway with tiled floor and main staircase to the first floor. On the left there is a sitting room with dual aspect windows and a wood burner providing a great focal point to the room. On the right of the hall is the kitchen dining space, a great family kitchen with plenty of work top space and storage and a good sized dining table. Off the kitchen there is a door which opens into the pantry, which has a door to the boiler room. At the end of the kitchen there is a door into the very useful boot room. Off the boot room there is a secondary staircase to the first floor, a shower room and a door to the yard.

The first floor, has four great size double bedrooms. The third bedroom has a door to the landing where the secondary staircase is located. Bedroom four is accessed of this landing, and can utilise the shower room off the boot room below. The three main bedrooms off the main landing have access to the modern bathroom, complete with beautiful copper bath.









# AGENT INSIGHT

“ When we bought the farm we quickly understood the enormous responsibility we were taking on. We are committed to becoming good custodians of the land for all those that interact with it.

Situated on a tributary of the River Dart next to ancient woodland in Dartmoor, the farm lies on the edge between closed canopy woodland and farm land. According to permaculture principles, the edge “is where it’s at”, where two ecosystems of forests and open plains collide.

The Farm aims to maintain the balance between productivity and conservation. By careful observation, we ensure our interactions between humans and nature don’t come into conflict. We hope to become a central point for the local community to connect and make everlasting friendships.

We are certain that our beef and pork will be the best around: our animals are moved every few days onto fresh ground ensuring the quality of the forage is always at its highest. The old ground is left to rest for a minimum of 60 days allowing new grass to express itself, building topsoil and sequestering carbon.

Later on, we hope to offer nature and regenerative farming based educational services. This will include woodland crafts, bush crafts, art classes and a forest school for the little ones.

We are committed to the farm and our projects will continue. Right now, we need to be in Italy to help our family and so we are looking for someone to look after our home - without them needing to worry about looking after the farm, of course. This represents a wonderful opportunity to sample this amazing way of life.”\*

\* These comments are the personal views of the current agent and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the owner.



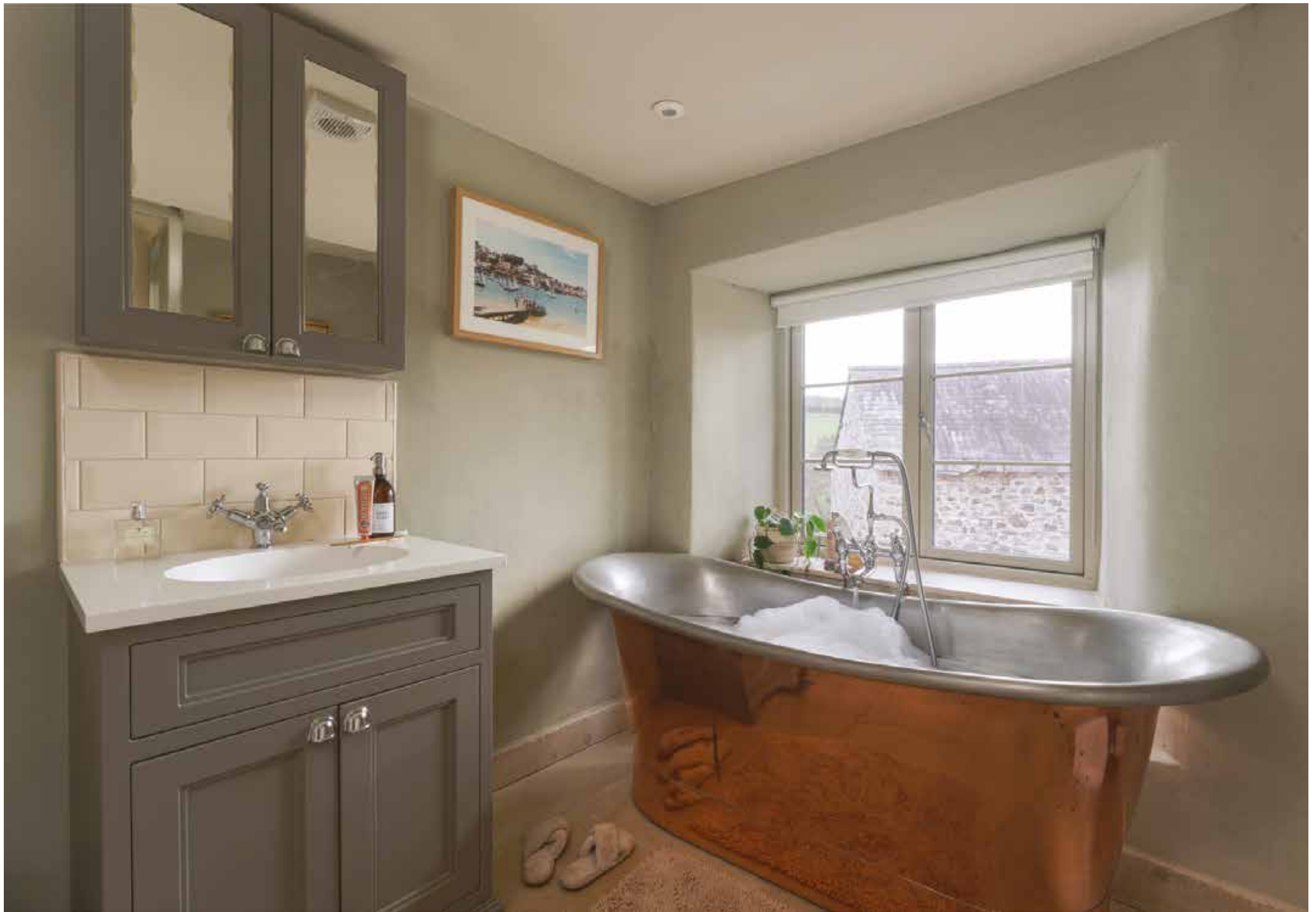
















# STEP OUTSIDE

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The property has its own private outdoor space which is best accessed from the kitchen, this is a perfect spot for a bbq or simply eating al-fresco. To the other side of the property is the main yard. The yard serves as access to the farm, but there are some unused barns that the owner is happy for a tenant to utilise, be it for horses, other animals or simply for storage. There is also a separate barn space in the yard which has been renovated and would make a great home office.

The fields and land from the farm extend to around forty acres. The tenant will be able to enjoy walks, fresh air and plenty of wildlife with walks through the woods and down to the river. However, as it is a working farm, access is at the tenants own risk and the advice of the farmer should be adhered to at all times, to ensure everyone is able to enjoy the land safely.

## Location

The property is set in around forty acres between Buckfastleigh and the village of Holne. It is a beautiful part of Dartmoor National Park, which is still very much accessible to the A38 for Plymouth and Exeter.

Holne is located on the edge of Dartmoor's south moor near the sublime Dart Gorge and beauty spot Spitchwick. The Dartmoor gateway towns Ashburton and Buckfastleigh are below to the east and south east. It's a great place from which to experience Dartmoor's high moor and steep-sided valleys.

There are two beautiful moorland reservoirs relatively close by. The long distance walking route The Two Moors Way passes through the village.

Holne is also a beautiful, short drive from Dartmeet where you can pick up the B3357 to explore the heart of Dartmoor at Two Bridges, Princetown, Bellever and Postbridge.

Because Holne is situated near the south eastern border of Dartmoor National Park, it's also easy to get to Exeter and Plymouth via the A38 and the South Devon coastline with all its famous beaches via other Devon A roads.













# INFORMATION

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## Useful Information

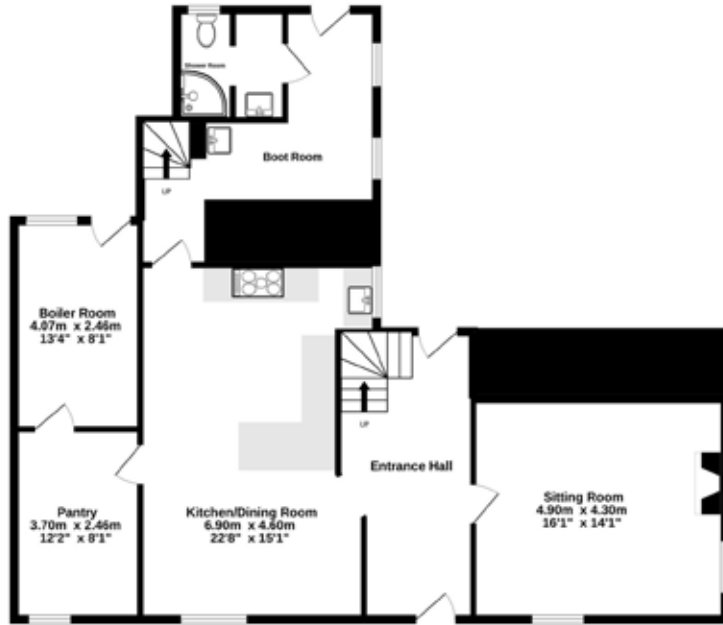
Local Authority: Teignbridge District Council and Dartmoor National Park Authority  
Council Tax Band: D  
EPC Rating: C  
Available: September 2022  
Services: Oil fired central heating, mains water, private drainage, mains electricity.

## Tenancy Information

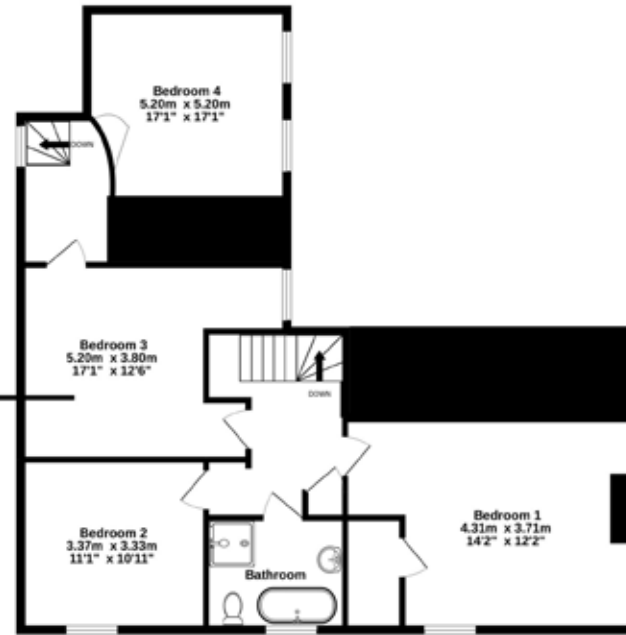
Assured short hold tenancy  
Minimum 6 month tenancy.  
Primary contact during tenancy is the owner.  
£3,750 per calendar month.  
Deposit: £4,326  
Holding Deposit: £865  
All bills are in addition to monthly rent

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**Ground Floor**  
100.1 sq.m. (1077 sq.ft.) approx.



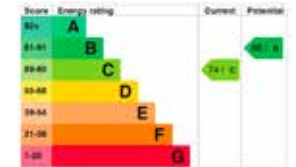
**1st Floor**  
97.1 sq.m. (1045 sq.ft.) approx.



**TOTAL FLOOR AREA : 197.2 sq.m. (2123 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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