Seller Insight

This property offers tremendous versatility and could be interpreted in many ways. It could continue to be run as a home income and this could potentially be expanded, or with some remodeling it could become a large family residence. It really must be viewed to fully understand what is on offer and how it can be adapted to suit your own requirements. If you are looking for somewhere to enjoy the great outdoors with peace, tranquility and lots of space then Greatrock Farm is well worth a look.

“We moved from Kent for a lifestyle change, to slow down but do something for ourselves. Devon was always favourite, and finding Greatrock was such a bonus. We love the peace and quiet here, just on Dartmoor but not too far from Exeter, Newton Abbot, and travel links back to see relatives in the South East. We are really lucky to have such amazing scenery surrounding us and we enjoy walking the dogs without even having to get in the car! Tottiford and Trenchford reservoirs are lovely places to walk to through the woods. We also love the fact we can be on the top of Dartmoor in a morning and relaxing on the beach at Teignmouth in the afternoon!”

“We really notice the seasons changing at Greatrock and the abundance of wildlife especially the dawn chorus, from the great variety of birds. The air is clean and crisp with fantastic night skies it really is an idyllic place to live, work and relax. We have loved living and working here and we will certainly miss our holidaying guests and the location but it is time for us to move on and give somebody else the chance to enjoy the place as much as we have.”

* These comments are the personal views of the current owner 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 agent.
Greatrock Farm is located in a stunning area of Dartmoor National Park and is nestled in its own private plot extending to around 7.5 acres. As it currently stands, the property offers a home with income so would be ideal for those wanting a complete lifestyle change or it could be changed back to one residence. This property is all about the area, its outstanding setting and the lifestyle it offers. Viewing comes highly recommended to appreciate all it has to offer:

- Secluded plot of around 7.5 acres
- Home and income opportunity
- Up to Four Holiday Let units
- Lovely owner’s accommodation
- Woodland
- Stream
- Pond
- Large Outbuildings
- Within Dartmoor National Park
- Village pub nearby
- Peace and Tranquility
- Lovely Walks
- Viewing Highly Recommended

Description

Greatrock Farm is approached down a long tarmac driveway which makes its way through rolling fields to the property. The plot is around 7.5 acres which is largely woodland along with grassed areas, stream and large pond. The main property sits centrally on the plot and has been extended over the years and modified to create separate units suitable for holiday lets. The owner’s accommodation occupies most of the top floor with spacious kitchen diner, living room with wood burner, conservatory, two bedrooms and a bathroom as well as a private garden area. Within the main building there are two holiday let units named; Bluebells and Primrose. There is also space for an additional unit if required. The floorplan at the back of this brochure shows the outline of each to give you a better understanding of the layout.

Just along from the main house is Woodcutters, another holiday unit which is set amongst the trees, it’s really popular with the visitors, it’s nice and cozy and tucked away.

As well as the holiday lets and owner’s accommodation there are large outbuildings which can be used for all sorts of things. The current owner uses one as an undercover parking area, another is for a games room and another is currently used for drying logs for the wood burners.
Location

Hennock is a popular village with pub, village hall, primary school and a great sense of community. It is situated approximately a 5 minute drive of the bustling town of Bovey Tracey (known locally as the gateway to the moor) where there is an excellent range of local amenities and facilities. These include a health centre, several restaurants and public houses, primary school, post office, bank etc. The market town of Newton Abbot is approximately 15 minutes drive where there is more comprehensive shopping, a mainline railway station (London Paddington approximately 2.5 hours), The A38 dual carriageway leading to Plymouth and North to Exeter and M5 motorway is approximately 10 minutes. Exeter International Airport approximately 35 minutes. The coastal resorts of Teignmouth and Shaldon are approximately 20 minutes or so away and Torquay with its International Marina approximately 30 minutes. The property occupies a delightful location inside Dartmoor National Park which covers an area of around 368 square miles.

Information

Council Tax Band E
Oil Fired Central Heating
Double Glazed Windows
Fibre Broadband available
Business Rates: Rateable value, £6,000 per annum.
Rates payable by current owner: Nil due to small business relief.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No.6699427. Registered Office: Fine Home Sales Ltd, 2 Newton Road, Kingsteignton, Devon, TQ12 3AJ. Printed 06.04.2017
KEY

Purple – Woodcutters
Red – Primrose
Blue – Bluebells
Yellow – Potential Fourth Holiday Lot

Greatrock

Woodcutters

Bluebells

Primrose

Energy Efficiency Rating

Energy Efficiency Rating

Energy Efficiency Rating

Energy Efficiency Rating