

**SEALE STOKE FARM**

DEVON





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# Seale Stoke Farm

Holne, Dartmoor National Park, Devon TQ13 7SS

Ashburton 5.5 miles • Tavistock 16 miles • Exeter 26 miles

A superbly modernised farmhouse with stunning countryside views with direct access to Dartmoor National Park

Land extending to approximately 33.67 acres

- Four splendid reception rooms
- Home office
- Cinema room
- Master bedroom with ensuite shower room
- Three further bedrooms
- Family shower room
- Two cloakrooms
- Attractive large gardens
- Terrace
- Outbuilding
- Further barn with parking
- Pastureland
- Woodland and stream
- Stunning one bedroom cottage of exceptional quality (currently let for holiday cottage use)
- Planning permission for a further two bedroom holiday let
- Direct access onto adjoining open Moorland

Seale Stoke Farm has undergone an extensive programme of renovation by the current owners with luxurious finishes throughout. The highest quality of materials have been used whilst incorporating cutting edge technology with Rako lighting systems, underfloor heating and engineered oak flooring. The accommodation is light and airy and flows freely over the two floors. The first floor has a Scandinavian and contemporary feel whilst the ground floor has a more traditional feel with a superb use of colours and interior design.

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## Situation

Seale Stoke Farm is set in a tranquil location near the village of Holne which has a pub, tea room, village church, playground and a general store. This lavishly renovated farmhouse is gloriously positioned with direct Moorland access, yet easily accessible to the cathedral city of Exeter with its communication links to the rest of the country via the M5 motorway network and its international airport providing an increasing number of both domestic and international flights. Exeter boasts a wealth of cultural activities with the theatre, museum, arts centre and a variety of good shopping including John Lewis, Waitrose and restaurants.

A more comprehensive array of education, recreational and shopping facilities can be found in Ashburton with its generous array of amenities include many individual stores, a delicatessen, fish deli, artisan bakers, cafes, tearooms and coffee shops, hardware store, wine bar, florists and a huge range of antique shops that make the town an even more popular destination. It also benefits from well regarded schools, banks, medical and dental services and a strong thriving community. The endless list of recreational opportunities in Dartmoor National Park, the proximity to South Devon's finest beaches, golf courses and communications also make Ashburton desirable.

The A38/Devon Expressway links Plymouth and Exeter to the M5 motorway network and mainline rail connections can be found at nearby Newton Abbot and Totnes.

## Description

The entrance hall has limestone flooring, as does the drawing room which also boasts an inglenook fireplace and woodburning stove. An office lies off the drawing room. The ground floor guest bedroom has a woodburning stove and stunning ensuite bathroom with claw foot bath. A laundry room and cloakroom are also located just off the entrance hall.

Main staircase leads to the superb open plan kitchen/dining/living space with engineered oak flooring throughout, a vaulted ceiling and exposed stonework. Two sets of French doors open out to the paved terrace, the 'smoking room' and garden beyond, making this an ideal space for outdoor entertaining. The dining area has a woodburning stove and seating area and a further set of stairs lead down to bedrooms three and four and a large family shower room. The master bedroom is located on the first floor, off the dining area





and has the same engineered oak flooring, vaulted ceiling and ensuite shower room. The freestanding bath, located under a picture window in the bedroom, is excluded from the sale but could be included by separate negotiation.

A couple of wide steps from the dining room lead up to the kitchen with handmade wooden units, a 4-oven electric Aga, 2-ring induction hob and large bespoke breakfast island in Arabascato marble with a glass surface. A utility room is found at the other end of the kitchen and provides access to the gardens and the office/studio. A spiral staircase in the utility room leads down into the Mediaroom, a perfect cinema room with a projector and creative lighting. Door leads to the third and fourth bedrooms. Another flight of stairs in the utility room provides access to the large studio/office.

Built in Nuvo audio system which is cabled throughout the property to deliver music to every room including to the outside, Smoking room and Terrace (driver and app required).

## Outside

Accessed from outside the house are several stores, a couple of which house the water treatment systems and boiler. A large store is found under the office/studio and has planning permission, together with the studio to create a further holiday let or annexe for family members. The studio has separate access to a drive and parking area.

The renovation of Seale Stoke Farm has extended into the grounds with the creation of beautiful gardens and sun terrace by the current owners.

To the front of the property is a pretty courtyard garden with numerous flowering shrubs and small trees. To the rear of the property is a paved terrace with seating areas and lighting. Steps lead up to the smoking room and a gently sloping lawn with borders and flowering beds and established trees. A further area of lawn houses a polytunnel and productive vegetable patch. A small bridge from here leads over the stream running through the gardens, to another area of lawn.

The gardens provide various access points to the surrounding land. Across the lane is a parking area for a couple of vehicles and access to the land at the front of the property.



100% PENNSYLVANIA  
**WOLF'S HEAD**

TATTOOS REMOVED

PERKINS BOTTLE  
OF NEWBURY

in the hole



## The Land

Seale Stoke Farm lies in the centre of its 33.67 acres with pastureland to the rear and front of the property with an area of woodland. The pastureland is currently let to a neighbouring farmer.

## Outbuildings

The property has the benefit of several outbuildings comprising of:

The 'Smoking Room' with an attached wood store and general store, in the garden to the rear of the house and alongside the terrace. Housing a fish and meat smoker, hence the name, the room provides an ideal space for alfresco dining.

A general purpose barn with power and light connected is currently used for storage and is surrounded by an area of fenced hard standing, has a timber frame and measures 20.65m x 8.60m. There is separate access from the road. Planning permission has been granted to extend the barn, planning number 00075/13.

Two stores under the studio, which could be incorporated with the studio to provide an annexe or two bedroom holiday let, or even incorporated into the house for further bedrooms or living space. Planning has been granted for a further dwelling (planning number 0653/12. Details can be provided on request.

A further stone barn with a slate roof is found in the field opposite the house and could provide another dwelling, subject to the relevant planning permissions.

## Peacock Blue

To the west of the main house, is Peacock Blue which is a one bedroom cottage refurbished to the same exacting standards as the main house. The accommodation comprises of double doors leading to an open plan kitchen/dining area with exposed stone walls, Bassano limestone flooring, fitted wooden units and integrated appliances. Steps lead down to a double height sitting room with a wood burning stove, access to the gravelled terrace and views over the countryside. The bedroom to the rear of the cottage has a vaulted ceiling, a roll top bath at the end of the bed and an ensuite shower room. A seating area lies to the side of the cottage with views and a sense of tranquillity.







## Tenure

Freehold

## Services

Private water supply with UV water treatment systems for both the main house and cottage. Private drainage shared with the cottage. Air source heat pump for heating. Underfloor heating in the majority of the main house.

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## Basic Payment Scheme

The farm is registered for the Basic Payment Scheme (BPS). The entitlements are included in the sale. The vendor will use their reasonable endeavours to transfer the BPS entitlements to the purchaser on completion. The purchaser will be deemed to have full knowledge of the existing scheme and will be expected to take on the scheme and comply with the conditions. The vendor will retain the money received from the 2017 claim.

## Tenancy

The pastureland is currently let to a neighbouring farmer. Further details available on request.

## Viewing

Strictly by prior appointment with Stags on 01803 865454.

## Directions

From Exeter, take the A38 towards Plymouth. Exit at the Pear Tree exit signposted to Ashburton and take the B3352 to Dartmeet, Two Bridges and Princetown. Cross over the A38 with Peartree Garage on the left. After a few miles turn left signed Holne follow this road and continue into the open Dartmoor National Park. Before reaching Venford Reservoir, take the sharp right, after Priddons Farmhouse on the right and continue along the lane where Seale Stoke Farm will be found towards the end on the left hand side. There is parking for several cars opposite the 5-bar gate. Please park here.

These particulars are a guide only and should not be relied upon for any purpose.



**Seale Stoke Farm, Holne**  
**Main House internal area 4,406 sq ft (409 sq m)**  
**Peacock Blue internal area 742 sq ft (69 sq m)**  
**Outbuildings internal area 2,431 sq ft (225 sq m)**  
**Stores & External Room internal area 889 sq ft (83 sq m)**  
**Total internal area 8,468 sq ft (786 sq m)**



Peacock Blue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

The House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Stags  
The Granary, Coronation Road  
Totnes, Devon TQ9 5GN  
01803 865454  
totnes@stags.co.uk

The London Office  
40 St James's Place  
London SW1A 1NS  
020 7839 0888  
www.thelondonoffice.co.uk

[www.stags.co.uk](http://www.stags.co.uk)