



Rowden Farm



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Widecombe-in-the-moor, Devon, TQ13 7TX

Ashburton 6 miles Newton Abbot 13 miles Exeter 27 miles

A superb Grade II* Listed thatched farmhouse with a range of granite stone barns just outside Widecombe in the moor

- In the heart of Dartmoor National Park
- Four/Five bedrooms
- Breath-taking open Moor views
- Private gardens of 0.6 of an acre
- Two reception rooms, Study
- Range of granite barns
- Well landscaped gardens and grounds

Offers In Excess Of £750,000

SITUATION

Rowden Farm is located on Dartmoor, perfectly positioned to take advantage of the rugged uplands of the moor and the lifetime of exploring they offer. The property is 1.5 miles from Widecombe with its distinctive tower reputed to be the tallest of any church in Devon and known as the 'Cathedral in the Moor'. Widecombe has a desirable primary school, post office and village shop and two pubs including the award winning Rugglestone Inn.

DESCRIPTION

Rowden Farm dates back to the 17th Century and many features of this period remain. The current owners have restored the farmhouse over the last few years with general upgrading of the property and a new oil fired central heating system. The sale of Rowden Farm offers an excellent opportunity to purchase a traditional Dartmoor farmstead which has significant archaeological importance.



ACCOMMODATION

The accommodation of the farmhouse contains some of the original character, with the main sitting room featuring a large granite fireplace with woodburning stove. The kitchen opens up into the rear utility room with a door to the rear garden, Ground floor WC. A study/5th bedroom is located off the secondary sitting room. On the first floor there are four bedrooms and a bathroom, all enjoy far-reaching rural views.

THE HOUSE BARN

Adjoining the farmhouse is the house barn, which contains the fantastic original granite floor and cobbles. The barn is open to the vaulted ceiling above, with many of the original timbers remaining.

THE GATE BARN

This Grade II Listed barn is located at the entrance to the farmstead and also retains the original cobbled floor.

THE HAY BARN/STABLES

This Grade II Listed barn has a reclaimed wooden floor including a raised stage area. The adjoining former stables was previously used for bunk house accommodation and whilst the former toilets and showers have been removed; the septic tank drainage connections remain. The Dartmoor National Park have previously indicated that a sympathetic application for an annexe or possibly a holiday cottage maybe possible.

GARDENS AND GROUNDS

The gardens extend to the rear of the farmhouse and are mainly laid to lawn with mature trees, herbaceous borders and include a small pond, partially walled kitchen garden and a chicken coup.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

SERVICES

Private borehole water, mains electricity with solar panels on the barn for hot water in the shower block, oil fired central heating to the farmhouse. Download speed was 16MB on 23/09/20. All the outbuildings have electricity connected.

DIRECTIONS

From Widecombe, proceed out of the village towards Dartmeet. Turn right at Southcombe Hill. Continue over the Moor and at the crossroads, turn right and continue for ¼ mile, taking the left hand turn signed Broadaford and Cator. Rowden Farm is found shortly on the left hand side.





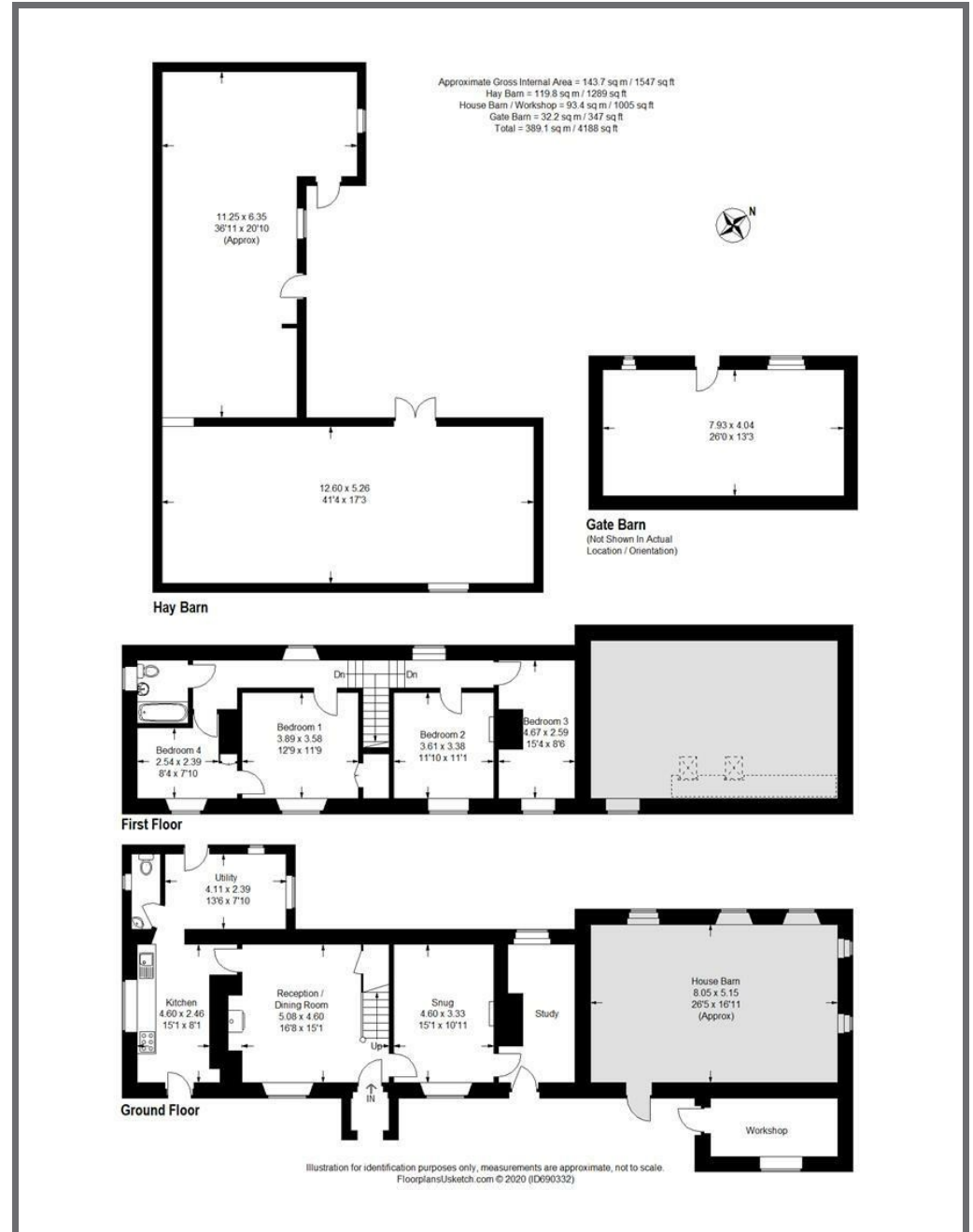
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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