



HOLYEAT HOUSE

GUIDE PRICE **£675,000**

Spacious Period Farmhouse in Peaceful Location, South Brentor

 5 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: E (41)

MILLER TOWN & COUNTRY
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- » Spacious Period Farmhouse
- » Outbuildings with Potential to Convert (STP)
- » Wildlife Gardens & Separate Paddock with Stable
- » Five Double Bedrooms & Family Bathroom
- » Two Spacious Reception Rooms
- » Peaceful Location with Far Reaching Views
- » Kitchen and Separate Utility Room
- » Parking for Multiple Vehicles

The Property

This spacious period farmhouse sits within private gardens full of wildlife, just on the edge of Dartmoor with a spectacular view of the nearby St Michael De Rupe church at Brentor and surrounding moorland. This family home offers five double bedrooms, two large reception rooms both with inglenook fireplaces, along with a farmhouse kitchen and a useful utility room (the former dairy) which also houses the filtration system for the borehole. At the rear there are a collection of four barns surrounding a courtyard, providing excellent storage and huge potential for conversion or extension from the kitchen. The property also has a gently sloping paddock measuring approximately 0.66 acres, complete with single stable. There is also plenty of parking for multiple vehicles.



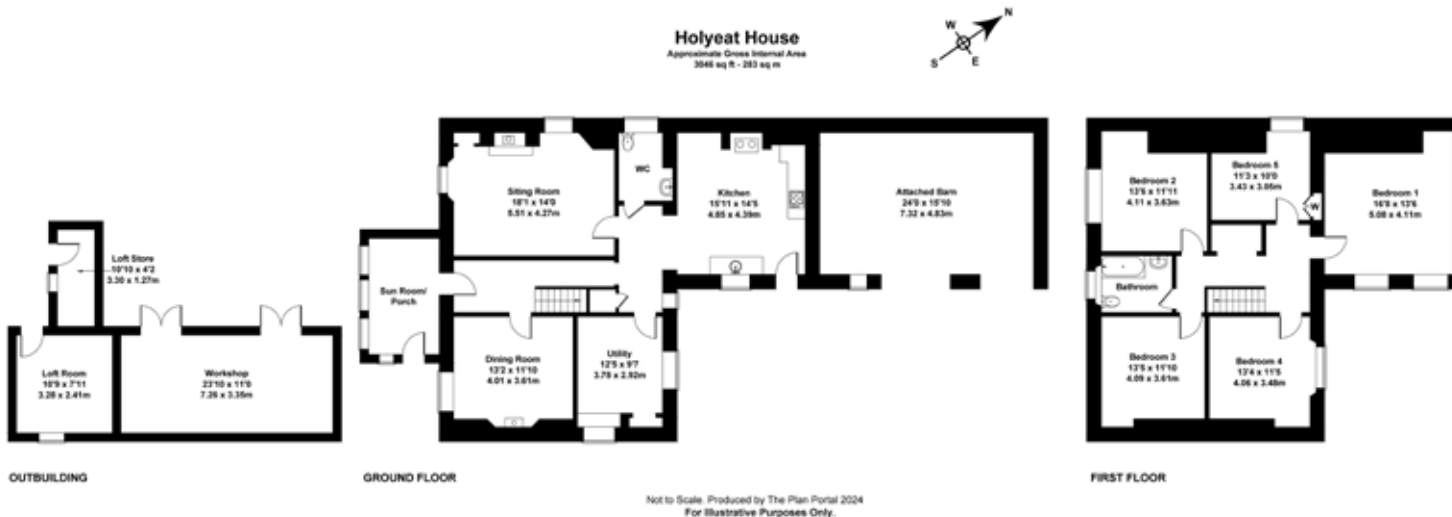
Location

Situated just outside the village of Brentor, this really is a wonderful lifestyle opportunity in a delightful setting. There is easy access to open Moorland and countryside for walking and country pursuits and the pretty market town of Tavistock is less than a 10 min drive away.

Accommodation

The welcoming entrance porch with slate floors and outlook over the gardens, is the perfect spot to take off muddy boots and enjoy a cuppa whilst watching the comings and goings of the extensive bird life after a busy morning in the paddock. The main front door entices you in to the hallway and guides you through to both the dining room and living room each with beautiful inglenook fireplaces and overlooking different aspects of the gardens. The kitchen is situated at the rear of the property with a multi fuel range which acts as a backup to the hot water and heating, and has easy access to the rear courtyard and surrounding barns offering plenty of potential to extend, subject to the necessary planning permission. The former dairy is just accross the hallway providing the perfect utility room for wiping down muddy children or dogs and houses the recently installed filtration system for the bore hole. The all important downstairs loo is situated just opposite. Upstairs the galleried landing offers a huge amount of storage, all cleverly hidden behind a curtain. There are five large double bedrooms all with a different view from the window, and serviced by a light and bright bathroom.





Ground Floor

Porch 8'1" x 13'5"
 Dining Room 13'6" x 11'10"
 Kitchen 15'11" x 12'11"
 Living Room 12'3" x 18'1"
 Utility Room 12'5" x 9'7"
 Cloakroom/WC 8'2" x 4'11"

First Floor

Bedroom 1 12'1" x 16'7"
 Bedroom 2 11'11" x 13'6"
 Bedroom 3 11'4" x 12'7"
 Bedroom 4 11'10" x 11'11"
 Bedroom 5 13'3" x 8'8"
 Bathroom 7'1" x 8'4"

Outside

Wood Store 10'11" x 7'11"
 Store 4'1" x 10'10"
 Barn 1 23'10" x 11'0"
 Stable 11'1" x 11'1"

Services:

Mains electric, oil fired central heating (boiler installed within last 6 months), private water via a bore hole (filtration system installed and regularly serviced) and private drainage.

Council Tax Band: G

Tenure: Freehold

Agent's Note: Surface water flooding occurred in 2018 following modification of public highway drainage by Devon Highways and a period of exceptionally heavy rainfall. Devon Highways subsequently remedied the public drainage and a contractor was hired to construct a wall to prevent further issues. No flooding has occurred since then.





Outside

The property is approached by a private gravelled driveway with plenty of parking for multiple vehicles. The gardens surround the front of the house with natural moorland spaces complimenting a cultivated lawn with a seating area taking advantage of the southerly aspect. There is a greenhouse and raised beds for growing vegetables, along with a huge pond attracting an extensive range of bird species and plenty of other wildlife, a photographers dream! There is a path that leads to the rear where there is a concrete courtyard with two stone sheds, one currently being used as a log store and two large storage barns. The paddock, measuring approximately 0.66 acres is accessed via a five bar gate at the top of the driveway, and gently slopes. There is a small fruit cage at the entrance, and a single block stable.





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