



Peat Cot Farm



Princetown 2.3 miles • Tavistock 10 miles
• Plymouth City Centre 17.5 miles • Exeter
(via B3212) 29 miles OS Landranger Map
202: SX 605 715 For detailed directions
contact the office.

**A superbly renovated and wonderfully
located off-grid, moorland farmhouse
with strong eco-credentials, outbuildings
and paddocks, 4.09 acres in all.**

- Remarkable Off-grid Farmhouse
- Renovated to an Exceptional Standard
- Incredibly Strong Eco-credentials
- Converted Stone Barn, Stables, Workshop
- Garden, Wildlife Pond and Stream
- Moorland Paddocks
- Spectacular yet Extremely Peaceful and Private Setting
- Approx. 4.09 Acres in All
- Duchy Leasehold
- No Onward Chain

Guide Price £550,000

SITUATION

This captivating property is located in a spectacular position outside of the Dartmoor village of Princetown, nestled into a sheltered fold at the end of a long, private lane. The property enjoys great privacy and benefits from unrivalled, panoramic views of the surrounding moorland. Famed for its links to the Duchy of Cornwall, the late 17th-century village of Princetown offers a lifestyle that few other nearby locations could claim to match, and is perfectly positioned for exploring Dartmoor and all that it has to offer. All day-to-day amenities are close at hand, including shops, cafes and a popular public house. Far enough onto the high moor to boast stunning, uninterrupted surroundings of granite-topped tors and heather-clad valleys, Princetown is yet close enough to the thriving town of Tavistock and coastal city of Plymouth to have every desirable convenience and facility on offer. These include a superb range of shopping, recreational and educational options, including the sought-after private and independent school, Mount Kelly.

DESCRIPTION

This remarkable farmhouse offers an exceptionally rare lifestyle opportunity in the heart of Dartmoor, one of Britain's most treasured landscapes. Although undoubtedly not the site's first or original dwelling, the current house is Edwardian in origin and has a totally unique design and appearance, most notably with its many Gothic arched windows. The house is accompanied by some very useful buildings including a workshop, stables and recently converted stone barn, broadening its appeal. The house and buildings have been subject to considerable investment, remodelling and improvement in recent years, giving this fascinating home great comfort and quality. The property has extremely strong eco-credentials, including state-of-the-art private services, as well as an impressive A-rated EPC (incredibly rare for a property of this type), making this a truly exceptional proposition for those seeking a smallholding, or other off-grid or adventurous lifestyle. The site in total amounts to approximately 4.09 acres (see our accompanying location plan), including wild and natural moorland gardens and paddocks, plus a wildlife pond and stream.

ACCOMMODATION

The property's interior has recently been completely overhauled, with alterations including: a new high-spec kitchen, wet room and WC; new boiler, improved plumbing and heating system; wiring, lighting and electrical fittings, including automatic night lighting at first floor level; new log burners; new flooring; bespoke windows and new doors, and general redecoration and plasterwork throughout. The house has retained huge amounts

of character including slate sills, original architraves, exposed stonework and the feature arched windows. It is also extremely bright and open throughout, with spectacular views on offer, in every direction and from every room. The accommodation is accessed on the ground floor via a porch into the hallway, from where there are doors to the principal rooms and stairs to the first floor. A dual-aspect snug can be found off the hall, complete with log burning stove and fitted shelving. Opposite is a cloakroom and the hallway then opens into a fabulous, socially-oriented kitchen/family room which serves as the hub of this home. The kitchen is equipped with a superb range of cupboards and units, with solid oak surfaces over. There is an integral dishwasher, Leibherr fridge and a Lacanche range cooker. Off the kitchen is a utility cupboard and separate pantry with a slate cold shelf. The sitting area features another log burning stove. At first floor level are three bedrooms, including two doubles, one of which is served by a large walk-in wardrobe, and a very modern wet room.

GARDENS, LAND & OUTBUILDINGS

The house is surrounded by some pretty, wild gardens enclosed by dry stone walling. The adjoining yard provides access to the outbuildings and here one can also find the wildlife pond and run-off stream. There are several moorland paddocks accompanying the house, ideal for keeping a variety of livestock. Opposite the house is a substantial workshop and plant room containing the equipment for the various off-grid services. In the adjacent yard is a detached timber stable block comprising two loose boxes and a battery/generator store. Attached to the workshop is an attractive stone outbuilding, recently converted to function as a music room with an open-plan reception area and wet room. The barn could also serve as an extremely comfortable home office, studio or other workspace.

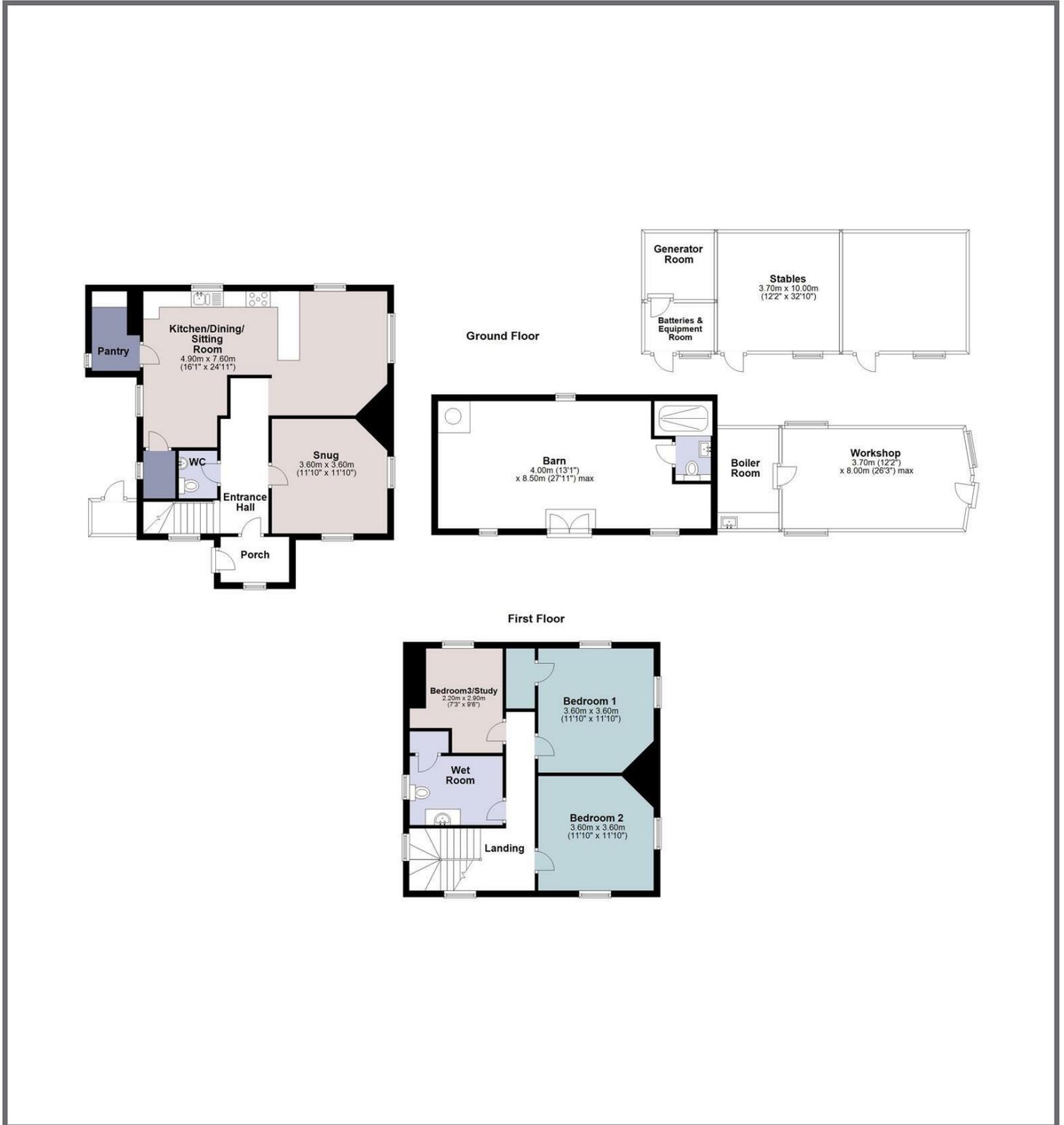
SERVICES

Private electricity via 3 banks of state-of-the-art PV panels (rated at 6.5kW), new lithium battery store. Back-up diesel generator. New Biomass boiler (installed 2020) providing central heating and hot water. Private drainage (septic tank). Borehole water supply. Wifi and ethernet connections, covering the house, workshop, yard area and barn.

TENURE

We understand that the property is being offered with a lease granted by the Duchy of Cornwall, currently valid until 24 March 2039. The ground rent payable is £5,500 per annum. Please note that Duchy Leases are generally not mortgageable. For further details on the terms of the lease (including the renewal process), please contact the agents.





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

2 Market Street, Tavistock, Devon, PL19 0DA



Energy Efficiency Rating		Current	Maximum
(92-100) A	Best energy efficient - lower running costs	92	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

01822 612458
tavistock@stags.co.uk

stags.co.uk