



H E L E F A R M





Hele Farm

Hennock Road, Bovey Tracey, Devon, TQ13 9PP

Exeter 15.7 miles • Exeter Airport 18.3 miles • Bovey Tracey 2.9 miles

First time to the open market in more than 29 years, Hele Farm occupies a delightful rural position on the edge of Bovey Tracey, the “Gateway to Dartmoor”. Set within approximately 25 acres, the property comprises a substantial farmhouse, with six cottages, agricultural buildings, stables and a sand school, offering an exceptional lifestyle opportunity with multi-generational, income-generating, equestrian and agricultural appeal. Enjoying a peaceful countryside setting, the property nevertheless benefits from convenient access to Bovey Tracey, Dartmoor National Park and the A38, providing excellent links to Exeter and the wider region.



Rose Cottage



Rose Cottage



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Situation

Hele Farm enjoys a delightful rural setting on the edge of Bovey Tracey, that occupies a highly desirable position along Hennock Road, surrounded by the beautiful rolling Devon countryside whilst remaining conveniently accessible to local amenities. Bovey Tracey, affectionately known as the “Gateway to Dartmoor”, offers an excellent range of independent shops, cafés, pubs and everyday facilities, together with easy access to the stunning landscapes of Dartmoor National Park. The property is also well placed for commuters, with straightforward links to Exeter, Newton Abbot and the A38, providing connectivity across Devon and beyond. Combining peaceful country living with convenience, this popular location is ideal for those seeking a balance of rural lifestyle and modern accessibility.

Hele Farm

The farmhouse is believed to date from the late 16th or 17th century, although the site may have earlier medieval origins. Historic records describe it as an established farmstead with an L-shaped farmhouse, a collection of traditional agricultural buildings and an orchard, reflecting its long-standing agricultural heritage.

Today, this Grade II listed farmhouse successfully combines its historic character with modern family living. The spacious accommodation includes five bedrooms, with the principal suite featuring a walk-through wardrobe leading to a private en-suite bathroom. At the heart of the home is a fully fitted kitchen, designed for contemporary living while complementing the property's period features. The generous reception rooms, original architectural details and picturesque rural setting make Hele Farm a unique blend of historic charm and modern comfort.

Cherry Cottage

Cherry Cottage is a three-bedroom property currently arranged to provide flexible accommodation. The property benefits from a small garden to the front and is heated via electric heaters throughout. The accommodation includes a ground-floor bedroom and bathroom, while the first floor provides two further bedrooms. One of the first-floor bedrooms benefits from an adjoining storage area, currently used as a children's playroom and also houses the electric immersion heater. The property is served by a family bathroom fitted with bath and shower over and offers well-balanced accommodation suitable for a variety of occupiers.

Rose Cottage

Rose Cottage is a well-presented two-bedroom cottage offering comfortable accommodation arranged over two floors. The ground floor comprises an open-plan kitchen, dining and sitting room, creating a sociable living space, together with electric heating throughout. The property has a small garden to the front. On the first floor are two bedrooms and a family bathroom fitted with bath and shower over.



Daffodil Cottage

Daffodil Cottage

Is semi detached to the main farmhouse, offering spacious and characterful accommodation across two floors. Extending to approximately 1,309 sq ft, the property features a generous sitting room, a well-proportioned dining room, fitted kitchen and cloakroom on the ground floor. Upstairs, there are four bedrooms and a family bathroom. Outside, the cottage benefits from a delightful patio seating area and attractive gardens, enjoying a peaceful rural setting with views across the surrounding countryside. The property has recently been redecorated throughout.



Daffodil Cottage



Daffodil Cottage



Duck End Cottage

Orchard Cottage

Is a one bedroom property, where the accommodation includes a double bedroom with a super king-size bed and a bathroom fitted with a bath and electric shower over. Beneath this property are two useful storage areas, one of which was previously utilised as a gym, offering flexibility for storage or ancillary use.

Duck End Cottage

Duck End is a well-proportioned property offering comfortable accommodation arranged around a sitting room which leads through to a kitchen and dining room. The property also benefits from a useful airing cupboard.

The accommodation comprises three bedrooms, including a principal double bedroom, a further double bedroom and a single bedroom. The bathroom is fitted with a bath and electric shower over.

The property is heated via electric heating and provides practical accommodation suited to a range of occupiers.

Willow Cottage

Willow is a well-proportioned three-bedroom property offering spacious accommodation throughout. The accommodation comprises an entrance hall, a sitting and dining room, and a fitted kitchen with space and plumbing for a washing machine. The property provides three bedrooms, all capable of accommodating double beds, together with a family bathroom fitted with a bath and shower over. Electric heating is installed throughout the property. The property has a small garden to the front.



Orchard Cottage



Willow Cottage

Outbuildings and Grounds

Approached via a long private driveway, the property enjoys an excellent sense of privacy and seclusion, set within land ideally suited to equestrian and country living. The land is divided into several well-fenced paddocks, providing excellent grazing and flexibility for horses and livestock alike. The grounds are complemented by a useful range of equestrian facilities including an outdoor ménage, a substantial barn workshop positioned midway along the driveway, together with two additional outbuildings providing ideal storage, workshop or ancillary stable potential. To the far end of the yard is an impressive American barn style stable block incorporating 10 loose boxes and tack room, creating a superb setup for private or small-scale professional equestrian use. A small area of woodland adds further character and privacy to the setting, while the gently rolling pasture and mature boundaries create an attractive rural outlook throughout.

General Remarks

Services

Oil Fired central heating and log burner in the main house. Mains Water and electric throughout. Private sewage. Electric Heating supplies the cottages except Daffodil which has oil fired central heating and has a log burner. Teignbridge District Council.

Agents Note

The six cottages are all currently let on assured periodic tenancies for over 15 years. Prior to this, they were operated as holiday lets. Please ask the agent for further information in regard to the planning. The property benefits from a public footpath that crosses part of the grounds, offering direct access to the surrounding countryside while the farmhouse, cottages and principal gardens remain private.

Directions

What Three Words

///depths.freely.move

From Exeter, follow the A30 westbound before joining the M5 southbound and continuing onto the A38 (Devon Expressway). Leave the A38 at the B3344 exit, signposted towards Chudleigh & Chudleigh Knighton. Continue on the B3344 through Chudleigh Knighton, turning right towards Bovey Tracey then at the crossroads take the righthand turning signed Hennock, follow this road for approx. 1.5 miles and the property can be found signed on the right-hand side

Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing





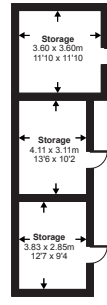
Approximate Area = 3370 sq ft / 313 sq m

Garage = 1685 sq ft / 156.5 sq m

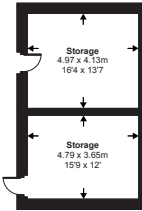
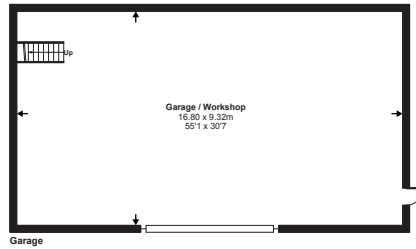
Outbuildings = 4079 sq ft / 378.9 sq m

Total = 9134 sq ft / 848.4 sq m

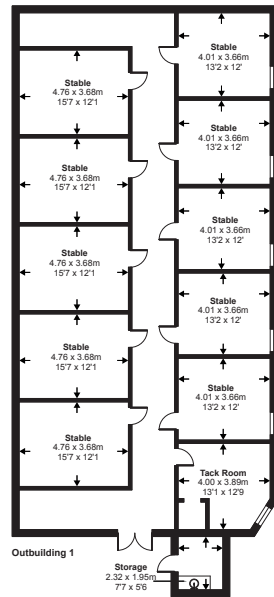
For identification only - Not to scale



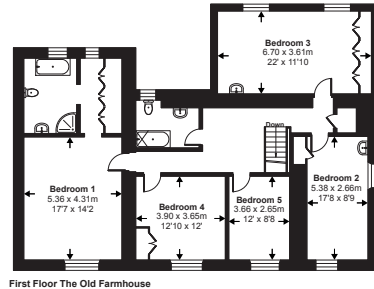
Outbuilding 5 / 6 / 7



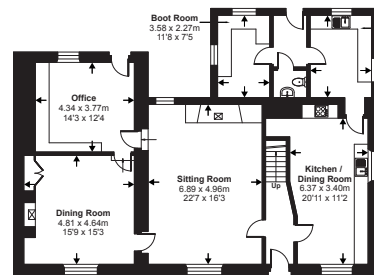
Outbuilding 3 / 4



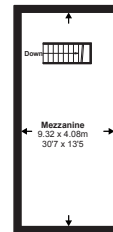
Outbuilding 1



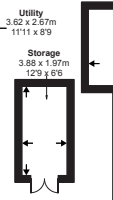
First Floor The Old Farmhouse



Ground Floor The Old Farmhouse



Mezzanine



Outbuilding 8



Outbuilding 2

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