

WILLESLEY FARM

Milton Abbot, Tavistock, Devon



Preface:

Willesley Farm:

Entrance hall | Drawing room | Sitting room | Dining room | Large family kitchen and sitting room | Inner hall/boot room | Laundry room | Drying room | Larder | Cloakroom | Store room

Master bedroom with adjoining shower room and adjoining bathroom/dressing room

Further bedroom with adjoining shower room | Three additional bedrooms | Family bathroom | Separate shower room

Gardens and Grounds:

Beautiful formal and informal gardens with sweeping lawn and borders | Kitchen garden with raised beds | Victorian-style greenhouse | Mature trees | Grass meadows | Swimming lake | Tennis Court | Extensive pasture with a number of established and young woodlands

Outbuildings:

A superb range of traditional stone farm buildings arranged around a central courtyard extending to approximately 6,250 sq. ft currently comprising office, party/shoot barn, wine store, store rooms

A range of modern cattle yards and buildings and feed storage extending to approximately 11,000 sq. ft.

Willesley Cottage:

Sitting room | Kitchen | Utility room | Three bedrooms and a bathroom | Large garage | Driveway | Garden

In all about 140.02 acres (56.72 ha)

For sale Freehold.

Willesley Farm.

Willesley Farm.



Willesley Farm.



Willesley Farm.

Why we love
Willesley Farm.

‘A quietly captivating Devon farmhouse with strong Georgian feel, set at the heart of its 140 acres in an idyllic rural setting, complete with a superb family shoot.’

Willesley Farm is an utterly charming and surprisingly unlisted farmhouse, dating from the mid-19th century and originally forming part of the Duke of Bedford’s Tavistock Estate. While not formally Georgian, its symmetry, proportions and architectural detail are unmistakably of that tradition, with handsome chimneypieces, attractive cornicing and elegant sash windows throughout. The result is a house that carries the character of a larger Georgian manor.’

Willesley Farm.



Willesley Farm is presented in good condition, having been lovingly maintained, and enjoys a magical position at the heart of its land. The house has lovely views across its immediate gardens and grounds, down to the lake below, and over the surrounding open countryside beyond.

A most attractive cobbled courtyard, formed by a range of traditional stone barns and centred around a delightful circular walled garden, creates a wonderfully evocative approach to the house, immediately recalling its origins as a Devon farmstead. Adjoining the

main house, the buildings are currently arranged as a shoot lunchroom, party barn and estate office, and offer considerable flexibility.

The hall immediately sets the tone, with its elegant proportions and pretty granite flagstones, and establishes the easy flow that runs throughout the house. From here, the principal rooms unfold naturally, including a fine sitting room with double doors to the drawing room, and an open-plan kitchen with a double-height ceiling, large granite fireplace with log burner, and French windows opening onto the gardens.





Willesley Farm.





Willesley Farm.





Willesley Farm.

Together with the vaulted dining room, these rooms work exceptionally well for both entertaining and family life. Equally important for country living, there is a substantial boot room/inner hall, laundry room, larder, drying room and cloakroom. A graceful central staircase rises to a

wide landing, leading to four bedrooms, all enjoying wonderful rural views, and four bathrooms, two of which adjoin the principal bedroom.

There is also a fifth bedroom with an adjoining shower room on the ground floor, which has its own separate side entrance.





Willesley Farm.

IDYLLIC FARMLAND

The majority of the land comprises good-quality level and gently sloping pasture, with some steeper ground along the north-east and southern boundaries. The pasture is interspersed with a mix of mature and more recently established woodland, which not only enhances the landscape but also supports a charming and first-class family shoot, very much in keeping with Devon's

reputation for high pheasants.

The farmland and modern farm buildings are presently let to two local farmers on annual grazing licences.

In all, the farm — including the buildings and cottage — generates a healthy annual income.



*Views to Dartmoor
and Brent Tor*





'The picturesque cobbled courtyard leading to the main house provides generous parking and is centred around a walled garden, once likely used for livestock and now softened by climbing roses that bring colour and contrast to the granite stone.'



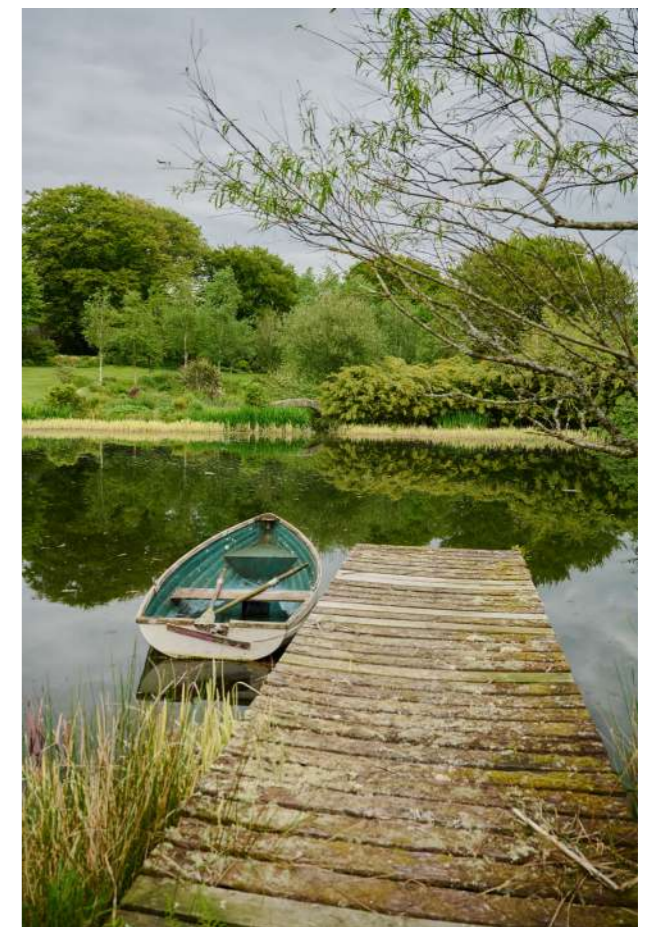
**BEAUTIFUL GARDENS AND GROUNDS,
TRUE TO THE CHARM OF ITS FARMING
HERITAGE.**

On the south side of the house lie the magnificent gardens and grounds, beautifully complementing the house and creating an idyllic and deeply rural setting. A series of formal and informal areas unfold into sweeping lawns that lead down to a particularly charming swimming lake, fed by a natural spring. This is bordered by well-planted beds of shrubs and ornamental grasses, with a small arched bridge leading across to the far side of the lake.

Immediately adjoining the house is a lovely terrace, together with a covered dining area, ideal for outdoor entertaining. The house and gardens enjoy delightful views over the surrounding countryside and the land belonging to the property. To the rear, there is an attractive kitchen garden with raised beds and a Victorian-style greenhouse.

Set slightly away from the house is a hard tennis court, well positioned to take in far-reaching views across the rolling Dartmoor country.

Willesley Farm.





TRADITIONAL AND MODERN OUTBUILDINGS

'The traditional buildings adjoining Willesley Farm are exceptional, rich in character and wonderfully versatile.'

They lend themselves to a variety of uses, including the potential for further bedrooms or additional accommodation subject to the necessary consents. Some could also be adapted as stabling, allowing glimpses of horses' heads from the house and as you come and go — an undeniably magical part of daily life for those who keep horses.

The principal barn is already well arranged as a party or shoot lunch barn, while the two nearest barns have been thoughtfully adapted to provide an office and a wine store.

Beyond this lies a range of modern cattle buildings and yards, well suited to their

current use, but equally offering clear potential for alternative purposes. In particular, they could readily be adapted to form American barn-style stabling for the equestrian enthusiast.

Several barns may qualify for residential conversion under Class Q permitted development.

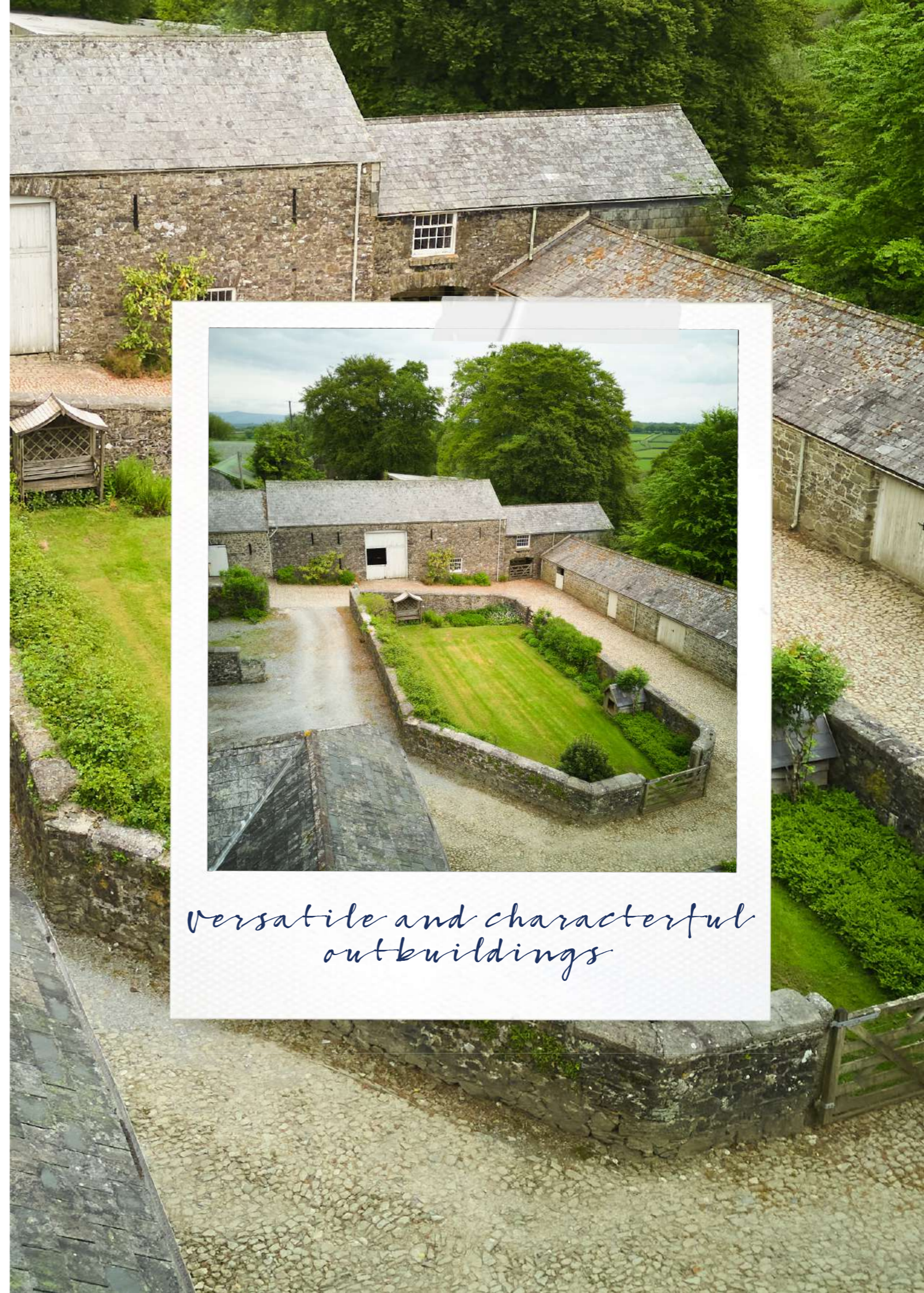
The modern farm buildings comprise two general-purpose storage barns, measuring approximately 52 ft x 42 ft and 19 ft x 73 ft, together with a larger cattle shed of about 105 ft x 75 ft. Adjoining these is a practical concrete yard serving the larger building.





BR

Willesley Farm.

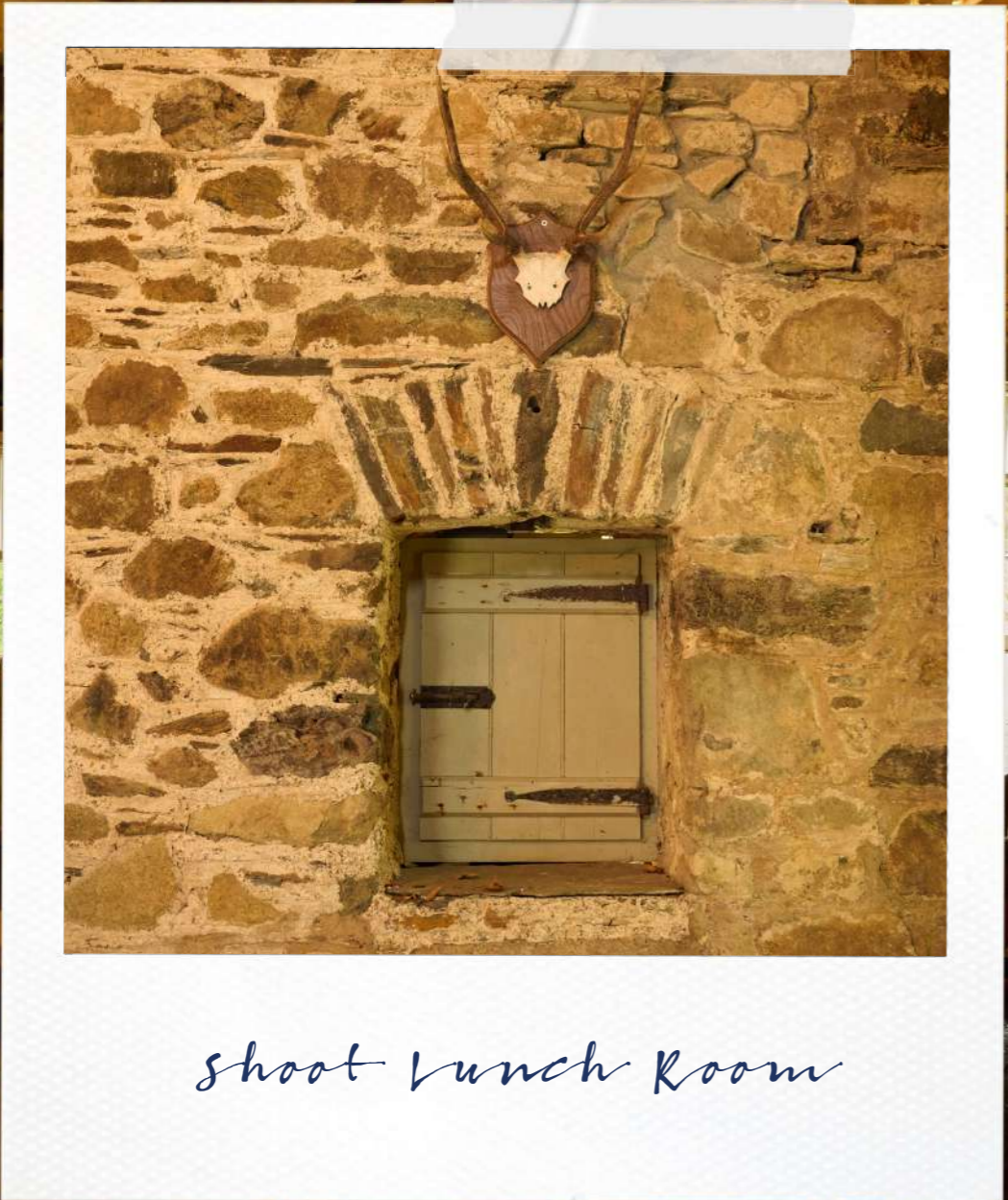


*Versatile and characterful
outbuildings*



BB





shoot Lunch Room



Willesley Farm:

Hotel Endsleigh 3.4 miles | Tavistock 6 miles
Plymouth 21 miles
Exeter (M5 & Airport) about 40 miles

(Distances and times approximate)

Willesley Farm occupies a delightful and tranquil position amidst unspoilt countryside, approximately 6 miles north of the market town of Tavistock and about 7 miles south of the A30. Plymouth lies some 21 miles to the south, with Exeter around 40 miles to the east via the A30.

The nearby town of Tavistock provides an excellent range of day-to-day amenities, while the more extensive cultural, educational, recreational and shopping facilities of Exeter and Plymouth are both within easy reach. There is also a particularly good farm shop in Lifton, just 6 miles away.

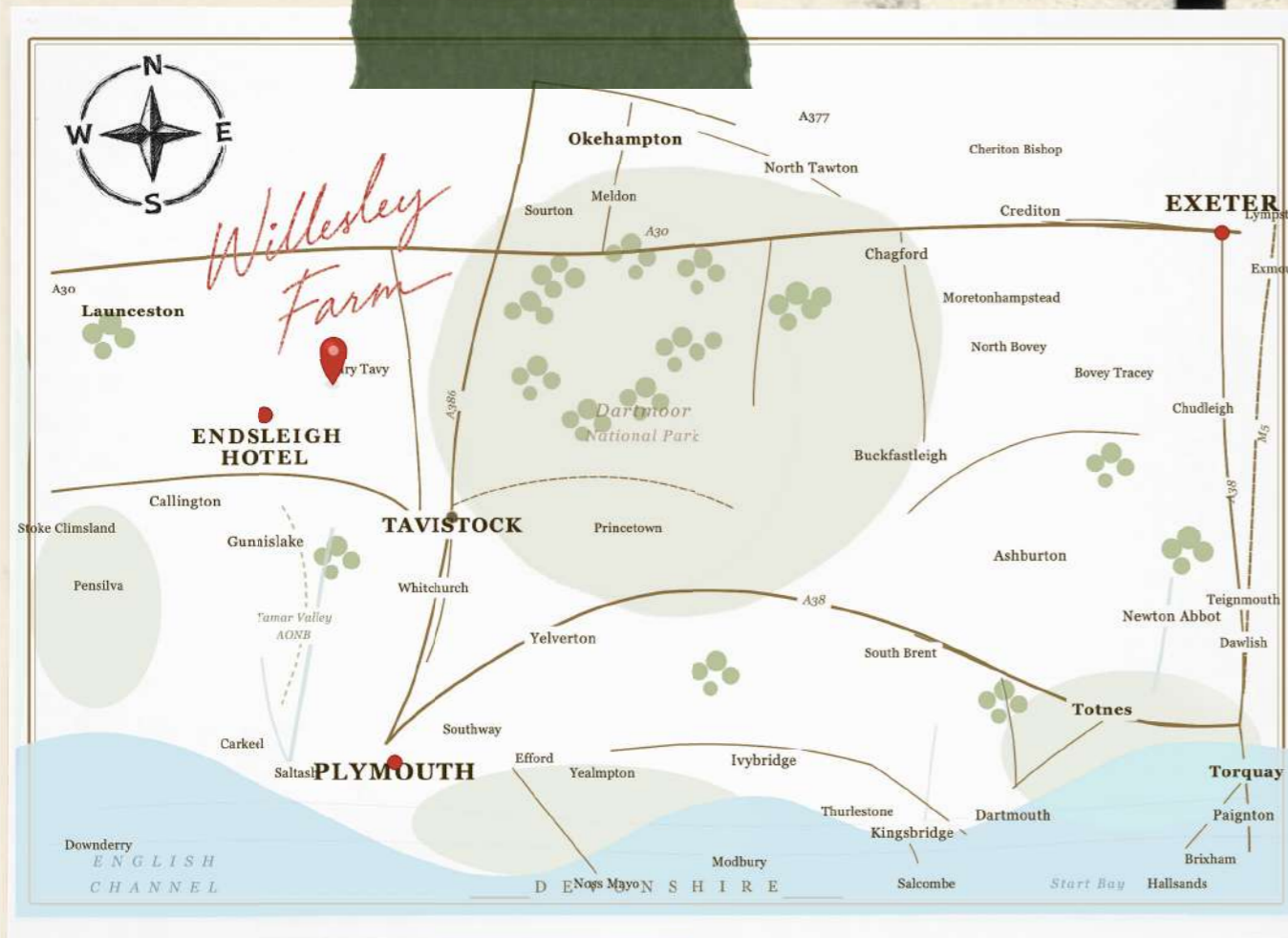
Communications are notably convenient, with the A30 dual carriageway offering swift access to the M5 at Exeter. Mainline rail services are available from both Plymouth and Exeter, with regular connections to London Paddington, while Tiverton Parkway provides a particularly efficient service to London in under two hours.

The surrounding area is well regarded for its sporting and leisure opportunities, including fishing on the Rivers Tamar and Lyd, as well as golf courses at Tavistock, Yelverton and St Mellion. Dartmoor National Park lies close by, offering extensive walking and riding across some of the region's most scenic landscapes.

3.4 miles away, Hotel Endsleigh — part of The Polizzi Collection — is one of the South West's most celebrated country house hotels, renowned for its exceptional restaurant and beautifully designed interiors.

The area is also well served by a range of well-regarded schools, including Mount Kelly Prep School and Kelly College in Tavistock.

*Living by
Dartmoor!*



WILLESLEY COTTAGE

There is a separate, single storey three-bedroom cottage, set in its own grounds including a drive and gardens. The cottage

is currently let out on an Assured Tenancy (formerly known as an Assured Shorthold Tenancy) to long term tenants.

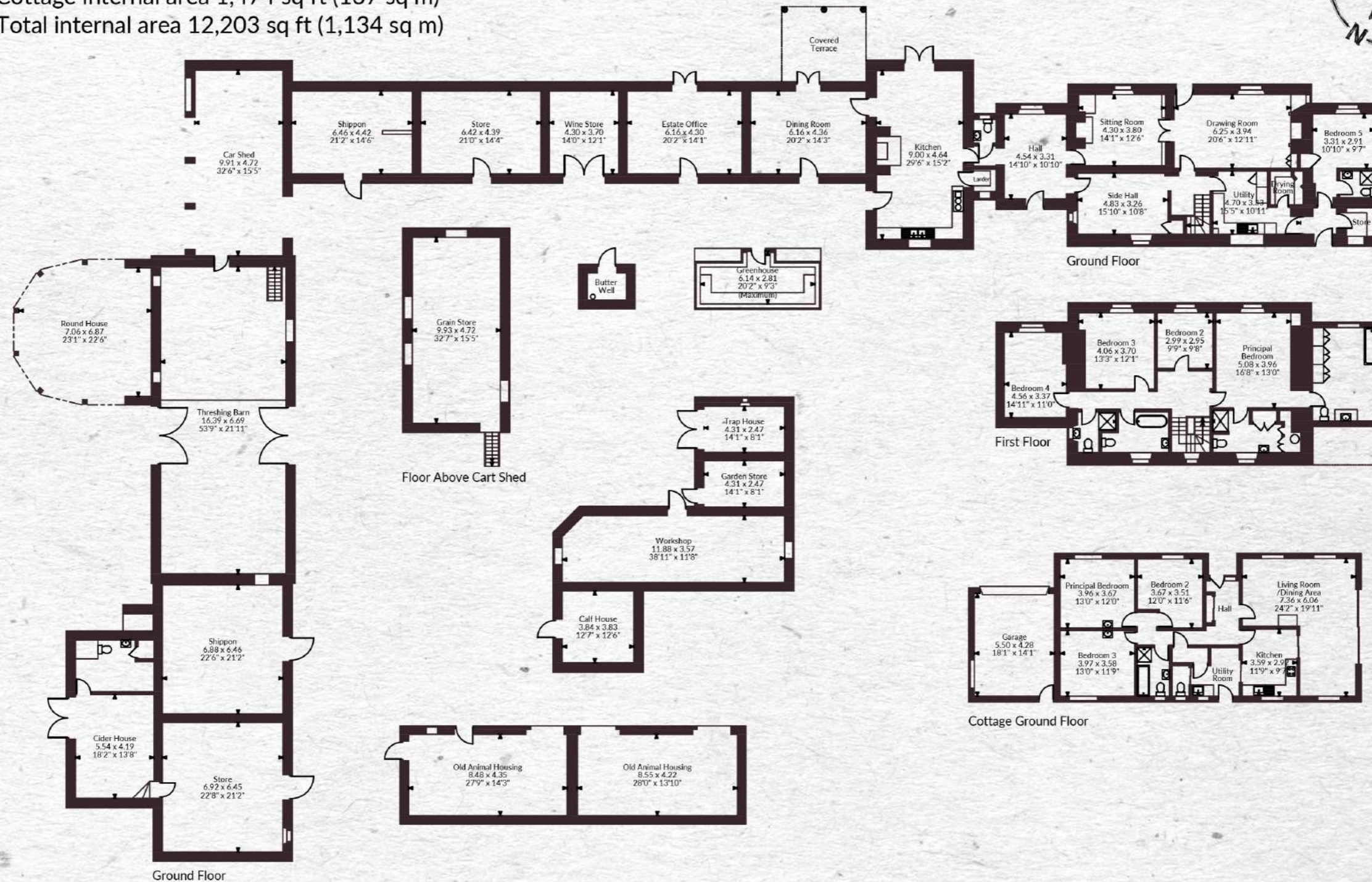
Willesley Farm, Tavistock, Devon

Main House internal area 3,670 sq ft (341 sq m)

Outbuildings internal area 7,059 sq ft (656 sq m)

Cottage internal area 1,474 sq ft (137 sq m)

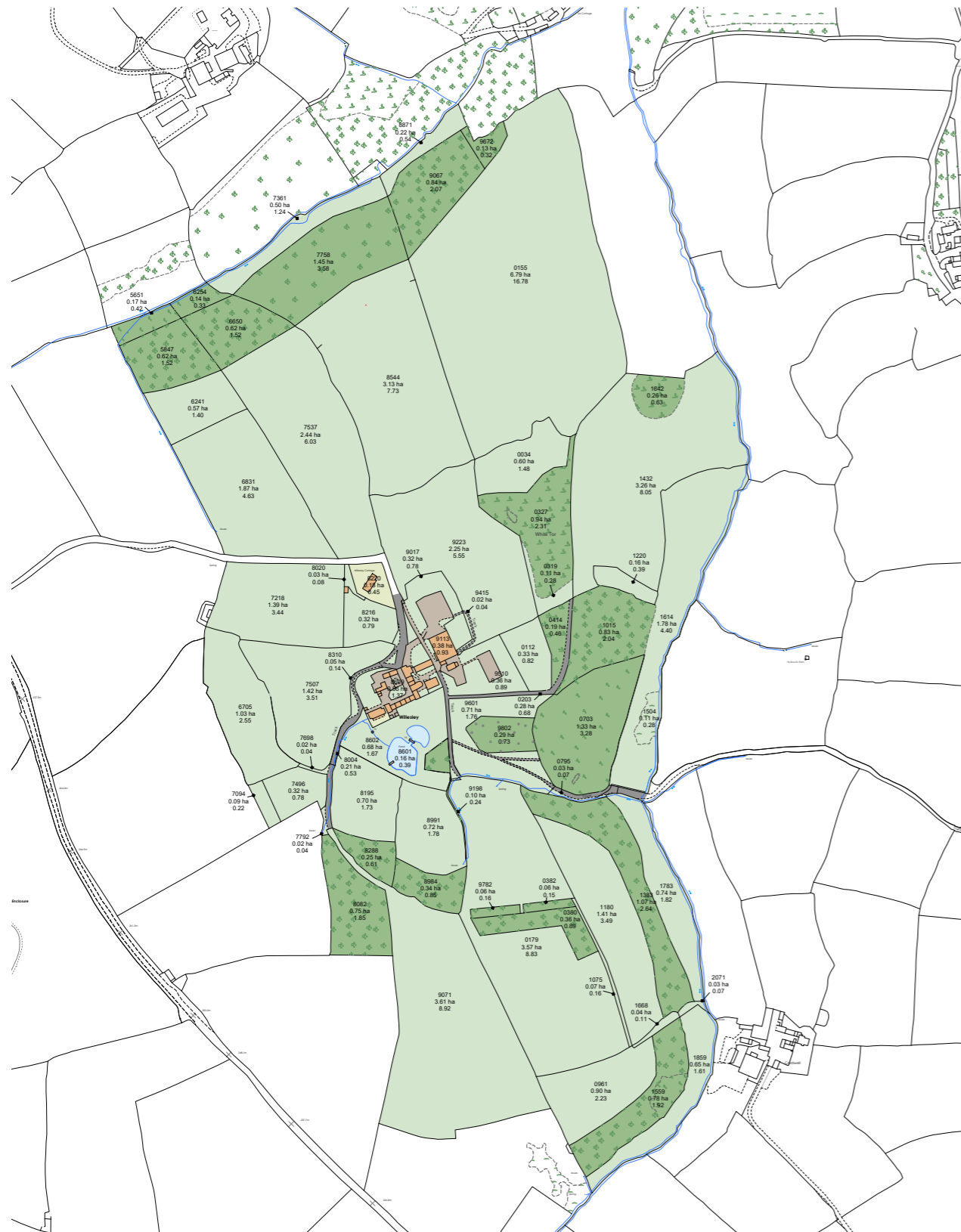
Total internal area 12,203 sq ft (1,134 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Willessley Farm, Milton Abbot, Tavistock, Devon, PL19 0QB



Total Area - 56.72 ha / 140.02 ac

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Not to Scale. Drawing No. ZAA28055-01 | Date 14.04.26





PROPERTY INFORMATION

Services: Private spring water. Private drainage. Oil-fired central heating. Oil AGA. Broadband available and connected.

Easements, Wayleaves and Rights of Way: The property is offered as appropriate with wayleaves, easements and other rights of way, whether these are specifically referred to or not. Please note that there is a restricted byway passing through the property. Further details available from the agents.

Tenure: The property is freehold. Willesley Cottage is let on an Assured Shorthold Tenancy (under new legislation this is now called an Assured Tenancy). There are two grasskeep arrangements with local farmers, one of whom also rents the cattle shed. The workshop is let on a commercial lease for storage.

Schemes: There is a Countryside Stewardship Scheme on the farmland, generating annual income of around £10,000. Plantations were established under a Farm Woodland Grant scheme. The purchaser will be required to take over the obligations under these schemes.

Outgoings: Willesley Farm House – Council Tax Band G
Willesley Cottage – Council Tax Band C

Fixtures and Fittings: Only those items mentioned in these particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

Local Authority: West Devon Borough Council
Kilworthy Park, Tavistock PL19 0BZ, telephone: 01822 813600

Sporting: The sporting rights are in hand and included in the sale.

Postcode: PL19 0QB

What3Words: alpha.graced.different

Please note that satellite navigation should not be relied upon in taking you to the property.

There are many ways to approach the property but in the first instance we advise proceeding west on the A30 from Exeter, past the Tavistock turning and exiting the A30 at the Stowford Cross-Junction and turning left towards Stowford. At the T-junction at the top of the slip road turn left towards Lifton and follow this road for just under 2 miles. At the T-junction at the end turn right again towards Lifton. Follow this road down the hill and a short distance after entering the village of Tinhay, turn left onto Leat Road for Chillaton. Bearing left proceed on this road over the narrow stone bridge and carry on for approximately 4 miles. The entrance to Willesley Farm (signed) will be found on the left-hand side. Proceed to the house at the bottom of this lane.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE:

Blue Book their clients and any joint agents give notice that:

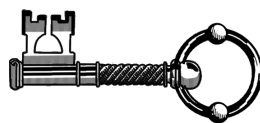
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