



A stunning detached off-grid Farmhouse with an abundance of modern charm in the midst of beautiful Dartmoor.

Peat Cot Farm, Princetown, Yelverton, Devon, PL20 6SL

POA Duchy Leasehold





Wonderful off grid home in a breath-taking location • Period charm and character throughout • Superb outbuilding • Open moorland backdrop • 5 acres of gardens and grounds

Local Information

Nestled in a hollow of Dartmoor, Peat Cot Farm can be found near the end of a no through road, just two miles from the highest village on Dartmoor, Princetown.

Princetown offers day-to-day amenities including shops, cafés, two public houses and a community centre. The village also benefits from close proximity to the A386 with easy access to Plymouth just 15 miles in one direction and Tavistock in the other. The thriving market town of Tavistock offers a superb range of shopping, recreational and educational facilities.

Being within Dartmoor National Park (England's biggest National Park), some of Devon's most dramatic and beautiful landscape is on the doorstep. This includes wonderful riding and walking within an area that extends to a breath-taking 365 square miles of open space.

About this property

Recently renovated to a very high standard, Peat Cot Farm was originally built in 1900 of rendered granite with unusual Gothic arched windows. The warm and inviting interior is a beautiful mix of historical charm, modern rustic style and up-to-date conveniences.

With stunning views over Dartmoor the large open-plan kitchen, spacious dining and sitting area benefit from natural light from the 4 large gothic style windows. The kitchen boasts beautiful wide-stave solid oak worktops and an oak floor and has a new Lacanche range cooker with gas and electric ovens and gas hob. There is a walk-in larder with a slate floor and a slate cold shelf, and also a walk-in storage cupboard. The dining area has space for generous dining and the delightful sitting area is warm and homely with a new wood burning stove and log store. In addition there is a cosy snug and downstairs cloakroom.

With state-of-the art off-grid electricity generation this period farmhouse has a modern twist and enjoys creature comforts such as underfloor heating on the ground floor, modern aluminium radiators above, new solid oak internal doors and Boen engineered oak floors.



Upstairs there are two generous double bedrooms including the master bedroom which has a walk-in wardrobe. There is a further single bedroom or study and a wonderful tiled wet room with solid teak fittings and amazing views over the moor. The corridor and bathroom feature automatic night lighting.

Across the driveway is a newly converted barn, built to a very high specification with double-glazed doors and windows, underfloor heating, oak flooring, and its own separate shower room. This impressive space makes the perfect studio, music room, or occasional guest suite.

There are Ethernet cable connections to the kitchen, snug, study, barn, workshop, generator room (for remote control of the PV/generator system) and attic (for webcams). There are also satellite TV connections in the kitchen and snug. HW/CH is controlled by a Heatmiser app.

Peat Cot Farm is situated in five acres of land with uninterrupted views over Dartmoor. There is a generous front garden with a pond and delightful stream running through. Beyond the garden is the land which is stock fenced and runs around the side of the house. There is a useful spacious workshop, impressive boiler room, and two stables. Open moorland is beyond the private grounds where there is an abundance of walks and bridle paths.

Directions

From London and the east: take the M5 and then A38 towards Plymouth. Leave the A38 at the second (Pear Tree) Ashburton turn-off, and follow the B3357 through Dartmeet to Two Bridges, and then take the B3212 into Princetown. Shortly before the mini-roundabout in the village, take the left turn into Tor Royal Lane. At Tor Royal Farm follow the road as it bends sharply to the right. Keep going for a further 1½ miles, until you see a farm track on the left labelled Peat Cot. Take this track, through two farm gates, to the disused chapel. If your vehicle has low ground clearance, park by the chapel: otherwise, proceed with care over the narrow leat bridge and through the third gate into Peat Cot Farm.

From Cornwall and the west: from Plymouth, take the A386 towards Tavistock, then at Yelverton take the B3212 to Princetown. In the village, go straight over the mini-roundabout and then take the first right into Tor Royal Lane. Proceed as above.

Agents Note

We understand the property is being offered with a fully renewable 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, please contact Savills.



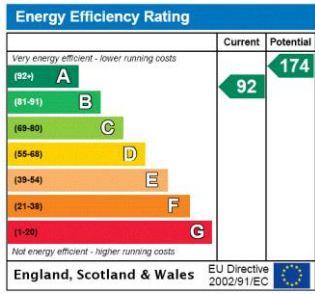


Princetown, Yelverton, Devon, PL20 6SL
Gross Internal Area of main house 1281 sq ft
Tenure Leasehold
Local Authority West Devon Borough Council, Band C
Energy Performance EPC Rating = A



SERVICES

State-of-the-art off-grid living offers free electricity from three banks of photovoltaic panels rated at 6.5kW, and a new lithium battery store. The diesel generator cuts in automatically when the PV energy is insufficient to fully charge the batteries (typically only in autumn/winter). There is an Easypell wood pellet boiler for environmentally-friendly hot water and central heating, which is eligible for payments under the Domestic Renewable Heat Incentive (Domestic RHI), a government financial incentive to promote the use of renewable heat. This covers the bulk of the central heating and hot water costs at Peat Cot Farmhouse for the next seven years.



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