

# Pinmoor Farm

MORETONHAMPSTEAD

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Pinmoor Farm is nestled in the beautiful rolling Devon countryside on the eastern shoulders of Dartmoor, within the boundaries of the National Park. This spacious period farmhouse is set in 43 acres of pasture and moorland and even has its very own Dartmoor Tor.

Paddocks, an enclosed stable yard and sand school are perfectly set up for equestrian use or could equally suit smallholding purposes. A characterful self-contained annexe provides extra accommodation for visiting friends and family or dual occupation. Further stone outbuildings provide workshop space and garaging, offering ample opportunity for hobbies and storage.















## The Farmhouse

The formal front entrance leads to a grand entrance hall with stairs leading to the first floor. From the hall there is direct access to two of the three large reception rooms, with the family room having an impressive inglenook fireplace with woodburner. Opposite the family room is the dining room, and beyond is the third reception room flooded with light from the dual aspect windows and doors. The traditional farmhouse kitchen is located at the end of the entrance hall and has extensive units, large range, brick fireplace with woodburner inset, and from the kitchen sink one can survey the entire courtyard. Rounding out the ground floor of the main house are the utility and shower rooms, and a boot room which links through to the annexe.

Upstairs are five double bedrooms, two of which have en suites, as well as a family bathroom. Each bedroom is well proportioned, and bedroom one in particular enjoys impressive views over the land and to the moor.





## The Annexe

Perfect for a multi-generational family or providing the opportunity for home plus income (subject to consents), the single story one-bedroom annexe is located to the rear of the farmhouse with separate access.

The annexe was converted to a high standard from one of the historic barns in 2011, and is a light and bright space with beautiful vaulted ceilings in both the large bedroom and the open-plan kitchen / diner / living area. The kitchen area is fitted with modern units and appliances, and offers a large amount of workspace, and the spacious shower room offers accessibility for those with additional mobility needs.











## Land & Outbuildings

The array of substantial outbuildings at Pinmoor Farm are a particular feature - one of the last remaining undeveloped Hambleton yards. They are of traditional granite and brick construction with natural slate roofs and surround a fully enclosed courtyard directly adjacent to the house and annexe.

The configuration is perfect for equestrian use and includes seven stables, feed store & tack room, open-fronted hay barn, enclosed barn, workshop, garage and carport. Above the stable block is a loft that runs the full length of the building and is over 100 ft long.

Behind the stable block is a separate 3-bay pole barn suitable for hay or machine storage measuring approximately 13.5m x 9m.

There is an all-weather sand- and rubber-surfaced arena a short distance from the stables with approximate dimensions of 30m x 40m.

In total there are approximately 43 acres of land, with around 23.5 acres of gently sloping pasture divided into a number of paddocks, 18 acres of enclosed privately owned moorland\* including a named tor - 'Pin Tor', and 1.5 acres of dwellings, barns, gardens and drive. The current owners have kept the property at a high standard with good quality fencing and cross fencing, some of which has been renewed in 2023.











## Out & About

Pinmoor is the perfect launching point for riding out or walking on the moors. The ancient Fingle Woods lie in the beautiful Teign Valley to the north and provide great walking year round, but are especially lovely in the autumn colours. Fancy a swim? There is a fantastic outdoor pool in Moretonhampstead, the beach at Teignmouth can be reached in about 45 minutes, and the idyllic coves of the South Hams are around an hour's drive.

The property is situated a few miles outside the town of Moretonhampstead, down a quiet lane with just one near neighbour. The popular moorland village of Drewsteignton and town of Chagford are nearby, with Okehampton and Exeter also easily accessible by car. The A30 corridor is only 10 to 15 minutes drive away so although the property is in an unspoilt rural area it is by no means isolated, and the local amenities in Moretonhampstead are only two miles from the property.



# Where to go for.....



**Milk:**  
the Coop in  
Moretonhampstead



**Schools:**  
Moretonhampstead Pri-  
mary is ~2 miles away.



**Doctor:**  
Moretonhampstead  
Health Centre



**A Drink:**  
the Fingle Bridge Inn  
or one of several in  
Moretonhampstead



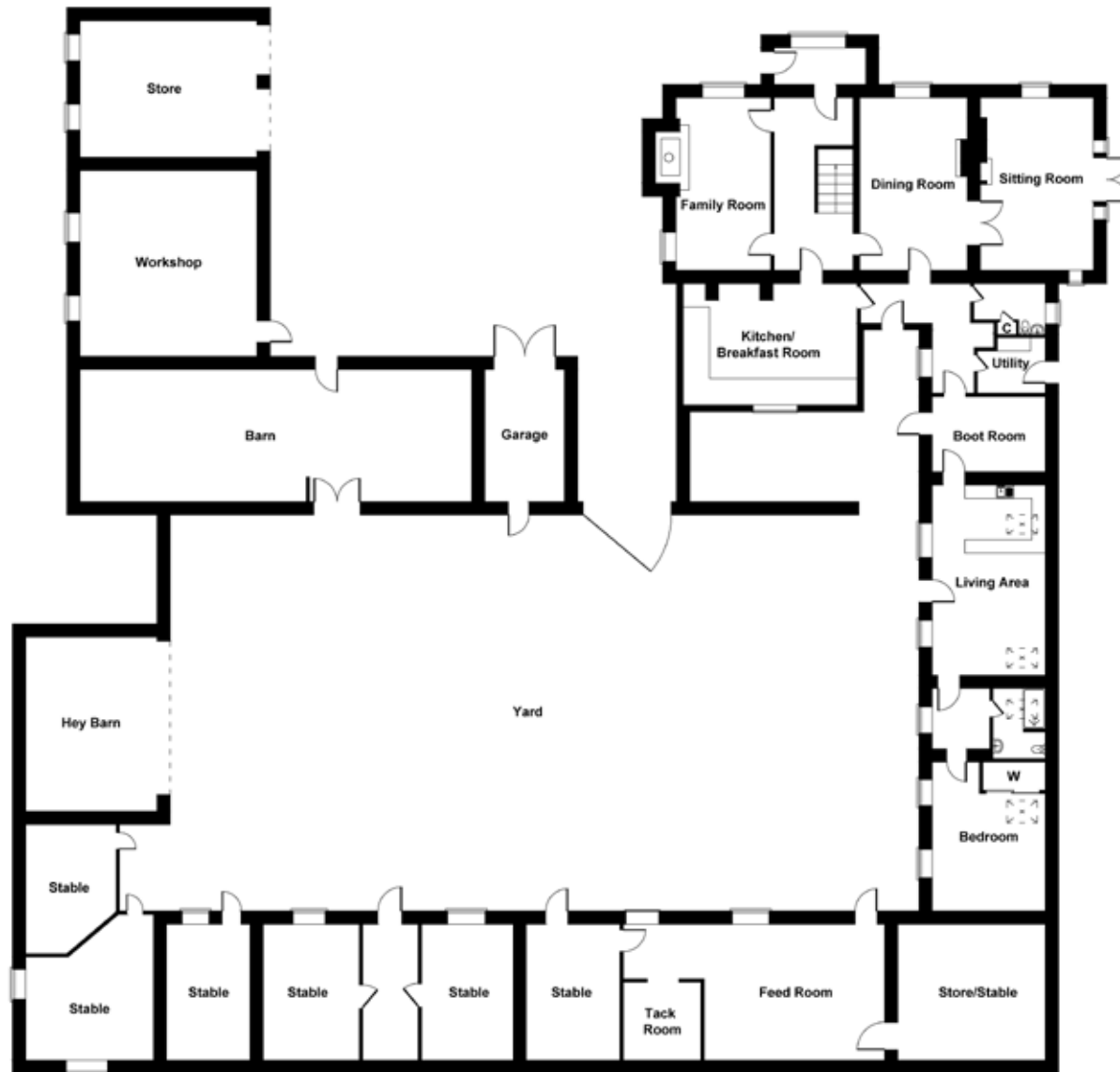
**A Ride:**  
the gorgeous Fingle  
Woods or Mardon Down



**Car & Rail Links:** ~7  
miles to A30 trunk road,  
~16 miles to Exeter St. Da-  
vids rail station







GROUND FLOOR



FIRST FLOOR





## Key Information

### Home & Land

- 5-bed period home
- 4 bathrooms
- 3 reception rooms
- >3000 ft<sup>2</sup>
- 1-bed self-contained annexe
- Single garage, double carport, ample additional barn and yard parking
- 43 acres in total

### Services

- Private water - well and borehole
- Mains electric
- Private drainage
- Oil-fired central heating

### Need to Know

- Property Age: Victorian
- Tenure: Freehold
- Council tax band: E
- EPC rating (Farmhouse): D (63)
- EPC rating (Annexe): D (64)

**\*Agent's Note:** the 18 acres of enclosed and privately owned moorland is 'Access Land', meaning that though privately owned, public right to roam (on foot) exists across the land. There is no public access across the pasture land or through the yard / outbuildings.





Pinmoor Farm, Moretonhampstead, Newton Abbot, Devon



To book a viewing please contact Miller Town & Country Okehampton

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