

Enfield House

STAGS







Enfield House,

Milton Abbot, Devon, PL19 0PP

Fuel Station/Mini-market 2.2 miles • Dartmoor National Park (Black Down) 5.5 miles • Tavistock 6 miles • Launceston 7.5 miles • A30 access 8 miles • Plymouth 21 miles • Exeter 45 miles

For sale for the very first time, chain-free, a south-facing smallholding on the edge of a popular village, enjoying superb views and comprising a 1930s farmhouse for modernisation, pretty gardens, pasture fields and extensive outbuildings, 8.09 acres in all.

- Hugely Appealing Village Smallholding
- Opportunity to Extend and/or Remodel
- Pasture Fields and Extensive Outbuildings
- Breath-taking Country and Moorland Views
- Freehold
- Detached 3-bedroom House Built in 1932
- Pretty Cottage-style Gardens
- 8.09 Acres in All, Largely South-facing
- No Onward Chain
- Council Tax Band: F

Guide Price £695,000

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SITUATION

This very appealing, south-facing smallholding is situated on the edge of the village of Milton Abbot, benefitting from an attractive outlook across neighbouring countryside and towards distant East Cornwall. The house itself is surrounded by its own gardens and pasture fields amounting to 8.09 acres in all.

Milton Abbot is a quiet and unspoilt, historic village located just outside the Tamar Valley National Landscape. The village has strong connections to the famed Bedford Estate, including through the nearby, notable Grade I Listed Endsleigh House, and a distinctive architectural style, with Edwin Lutyens and Edward Blore having designed many of the village centre's buildings, most of which are now Grade II Listed. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. At Launceston, 7 miles away in East Cornwall, there are doctors, dentists and veterinary surgeries, 24-hour supermarkets and a fully equipped leisure centre. Plymouth is 21 miles to the south, and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This is a once-in-a-generation opportunity to acquire a hugely attractive and well-rounded residential smallholding which has been a cherished home to our client for over 60 years, and has never been offered to the market, having been built by our client's family in 1932. The house itself is understood to be principally of brick construction beneath a slate roof, and has stood largely unchanged since its construction, save for the incorporation of what was originally the dairy into what is now the kitchen, with the house having formed the hub of a working farm until 1988. Internally, the accommodation has retained much of its original character and is comprised of three bedrooms, two bathrooms and three receptions in all, plus a study and various ancillary areas, and whilst it has been maintained exceptionally well, scope undoubtedly now exists for a new owner to refurbish, extend and/or remodel the house to suit their requirements, subject to any necessary consents. Externally, the house is surrounded by pretty gardens and accompanied by three pasture fields amounting to 7.5 acres, as well as a range of substantial traditional agricultural buildings. This hugely appealing home should offer great interest to active families, those with equestrian interests or wishing to keep domestic livestock, as well as those needing sizable building space to create a workshop, garaging, studio or other space, and those who simply wish to live "the good life".

HOUSE AND GARDENS

Throughout the house, there are details and features of the property's age, including panelled doors and detailed architraves, high skirting, picture and dado rails, parquet flooring and tiled fireplaces. Almost every room enjoys a lovely outlook across the property grounds, whilst the front-facing rooms, in particular, benefit from the far-reaching views to the south and west. Access is gained at the front beneath a canopied porch into an entrance porch/sun room, which in turn leads into the central hallway. There is also a secondary, rear access into the utility/boot room.













The ground floor accommodation can then be summarised as follows: a bay-fronted sitting room centred around a tiled fireplace; a bright, dual-aspect sitting room, also centred around a tiled fireplace; the breakfast room, which is fitted with a good range of original cupboards and cabinets and also houses the oil-fired Rayburn Royale; the kitchen, which is equipped with a good range of low-level cupboards and cabinets with part-slate worktops and roll-edge work surfaces; a rear porch; a utility and laundry room, and; a ground-floor shower room. On the first floor are three bedrooms, including two front-facing double rooms mirroring the reception rooms below and a third, single with access to a walk-in eaves storage area, plus a dedicated study or hobbies room, and the family bathroom and adjacent WC.

Externally, the house is approached over a long, tarmac driveway leading to a parking area providing ample space for several vehicles. The house enjoys some lovely front and side cottage-style gardens, which are mature, very well kept and planted with great variety and colour, including azaleas, colourful rhododendrons, a large fuchsia, a cherry tree and rose shrubs, in addition to two small wildlife ponds. Off the parking area is a detached timber garage serving as a log store, and an attached carport.

LAND AND OUTBUILDINGS

The house is accompanied by three pasture fields which sit to the northeast, southeast and northwest, and amount to some 7.5 acres in all. The fields are all well enclosed by established Devon banks, hedging and fencing. There are two water troughs in the southern field with one mains-fed, which also features several established trees, including a Norwegian maple and a copper beech. There is secondary gated access into the northeastern field via an unmade lane. Sitting behind the house itself are several large agricultural outbuildings, principally of blockwork construction, including a workshop, potting shed, implement store and a shippon, two small stables, and a large timber and corrugated tin pole barn used as a cattle shed, leading out to the eastern field.

SERVICES

Mains water to the house and a trough in the southern field. A spring-fed supply serves further troughs and all outbuildings. Mains electricity. Night storage heaters. Oil-fired Rayburn heats the water. Private drainage via a cesspit (condition and compliance with the General Binding Rules unknown). Superfast broadband is available. Variable outdoor mobile voice/data services are available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

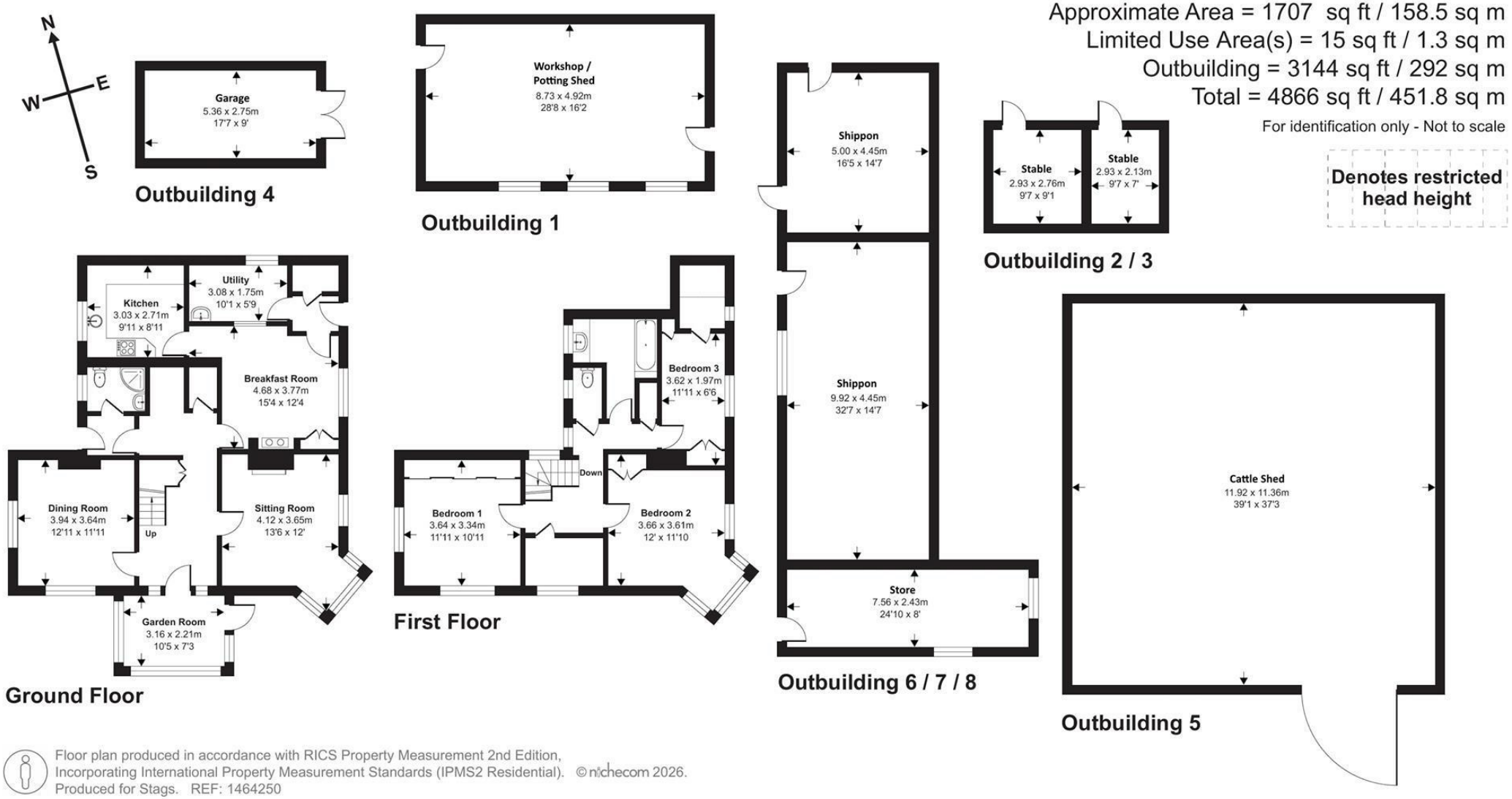
1. Planning consent has been granted for a new home adjacent to the former telephone exchange, to the northwest of the property.
2. The fields are currently let on a grass keep until 31st December 2026.

VIEWINGS AND DIRECTIONS

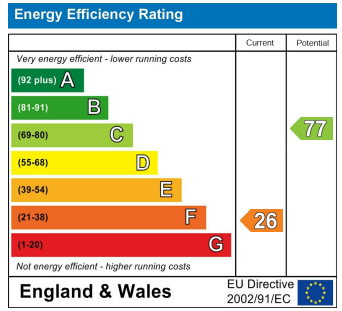
Viewings are strictly by prior appointment with the sole agent, Stags. The What3words reference is ///walled.swift.invoices. For detailed directions please contact the office.

Approximate Area = 1707 sq ft / 158.5 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Outbuilding = 3144 sq ft / 292 sq m
Total = 4866 sq ft / 451.8 sq m
For identification only - Not to scale

Denotes restricted head height

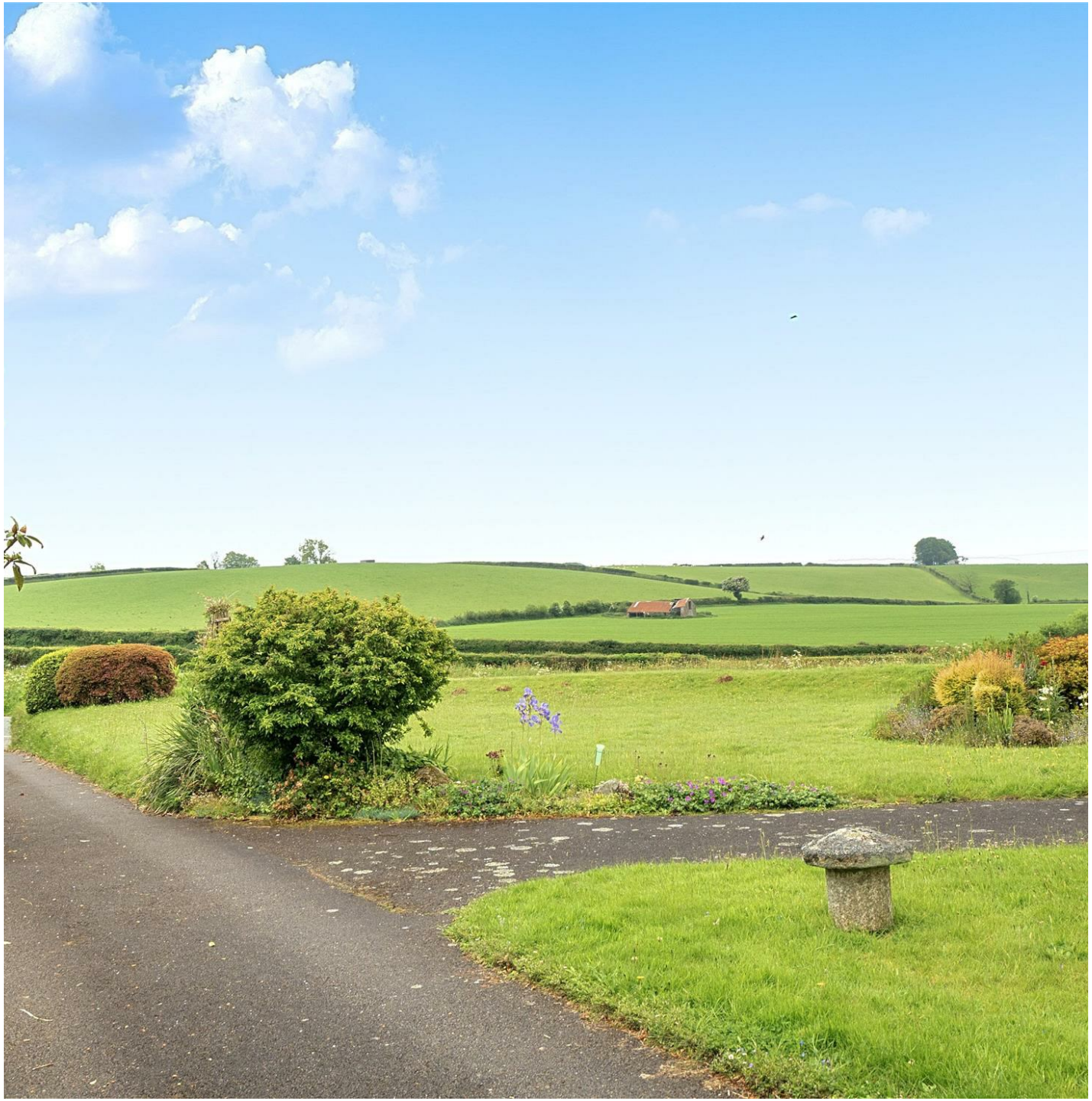


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1464250



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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.










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