Higher Edgcumbe Farm

STAGS

Higher Edgcumbe Farm,

Milton Abbot, Devon, PL19 0QH

Fuel Station/Mini-market 3 miles • Dartmoor National Park (Black Down) 6.6 miles • Tavistock 6.8 miles • Launceston 7 miles • A30 access 7.5 miles • Plymouth 21.5 miles • Exeter 46 miles

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In a quiet and private, edge-of-village location, a superbly presented and extremely spacious, 5-double-bedroom farmhouse and separate annexe, sitting in large, south-facing gardens and enjoying superb views, 1.03 acres in all.

- Very Sizeable and Versatile Farmhouse
- Bright and Stylish Throughout
- Potential for Residential/Holiday Letting
- Large Driveway, Garden Outbuildings
- Freehold
- Five Double Bedrooms, Three Bathrooms
- Well-finished, Self-contained Annexe
- Large South-facing Gardens, 1.03 Acres
- Fantastic, Far-reaching Views
- Council Tax Bands: D and A

Guide Price £725,000

Stags Tavistock

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SITUATION

This substantial, south-facing former farmhouse is situated on the edge of the village of Milton Abbot, benefitting from an attractive outlook across neighbouring countryside and towards distant East Cornwall, and occupying a plot of just over an acre.

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 characterful, versatile and exceptionally well-proportioned home has been significantly improved, remodelled and extended by our clients, and now offers a tremendous combination of space, comfort, privacy and picturesque surroundings. The house itself provides five double bedrooms and three bathrooms, in addition to a traditional sitting room and a very striking, contemporary kitchen/family room extension, with some fine, far-reaching views on offer from many of the principal rooms. Additionally, the house has been arranged with a self-contained, 1/2-bdroom annexe, again finished in a very tasteful modern style, offering options for dependent relatives or those seeking an income through residential or holiday letting. Finally, the house sits amongst large, private gardens featuring a pretty stream, and benefits from extensive parking, offering wonderful breadth of appeal.

HOUSE AND GARDENS

The house is accessed from the parking area beneath a canopied porch. The ground-floor accommodation can then be summarised as follows: a very sizeable, front-facing sitting room, centred around a stone fireplace housing a Villager log-burning stove; a striking kitchen/family room extension incorporating a triple-aspect conservatory/dining area, with bi-fold doors to the gardens; a dedicated home office/study with full-height built-in cupboards; a well-appointed utility/boot room, and; a tasteful cloakroom.

Of particular note, the kitchen is equipped with an excellent range of contemporary cupboards and cabinets with composite worktops, incorporating a composite sink with drainer grooves and a spray-handle tap, under-counter space for a dishwasher, and a matching island with a timber worktop. Integrated appliances include a Miele four-ring induction hob with extraction over, a Neff electric multifunction oven and a built-in fridge. Additionally, there is an oil-fired Rayburn range with double ovens and two hot plates.

On the first floor there are five double bedrooms, including the extremely generously sized master, enjoying a dual aspect view over the gardens towards distant Kit Hill. It is fitted with double wardrobes and served by a tastefully finished, fully tiled en-suite shower room. The second bedroom also enjoys a side and rear dual aspect, whilst the third enjoys distant views to the front and is fitted with triple built-in wardrobes. Finally, there is a standalone family bathroom with a traditional, white three-piece suite, and a contemporary family shower room.

Externally, the house is approached into a very large, newly gravelled drive which could easily accommodate a campervan, boat, trailer or other large vehicles. To one side are three timber tool, potting and machinery sheds. The gardens and grounds sit predominantly to the southwest and comprise an extensive lawn, through which a pretty stream gently runs. The gardens enjoy the wonderful outlook across neighbouring fields and the surrounding countryside. Directly outside the family room extension is a paved sun terrace beneath a metal awning, perfectly positioned to enjoy the picturesque surroundings. Also within the gardens are five apple trees, a wildflower glade, a large log store and a building housing the water treatment apparatus.

ANNEXE

The self-contained annexe has separate external access, and comprises: a uPVC entrance porch; a good-sized sitting/dining room with a log-burning stove; a very well-equipped, contemporary kitchen fitted with a Lamona four-ring electric hob, oven and microwave; a study/guest bedroom; a cloakroom/utility; a lovely, front-facing double bedroom with doors opening onto its own enclosed patio beneath an extendable awning, and; an attractive, contemporary walk-in shower room.

SERVICES

Mains electricity. Private water via a borehole (2021) with a filtration system, and a spring-fed backup. Oil-fired central heating (separate boilers for the house and annexe). Private drainage via a septic tank (installed 2025). Limited mobile voice/data services are available through the four major network providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWING AND DIRECTIONS

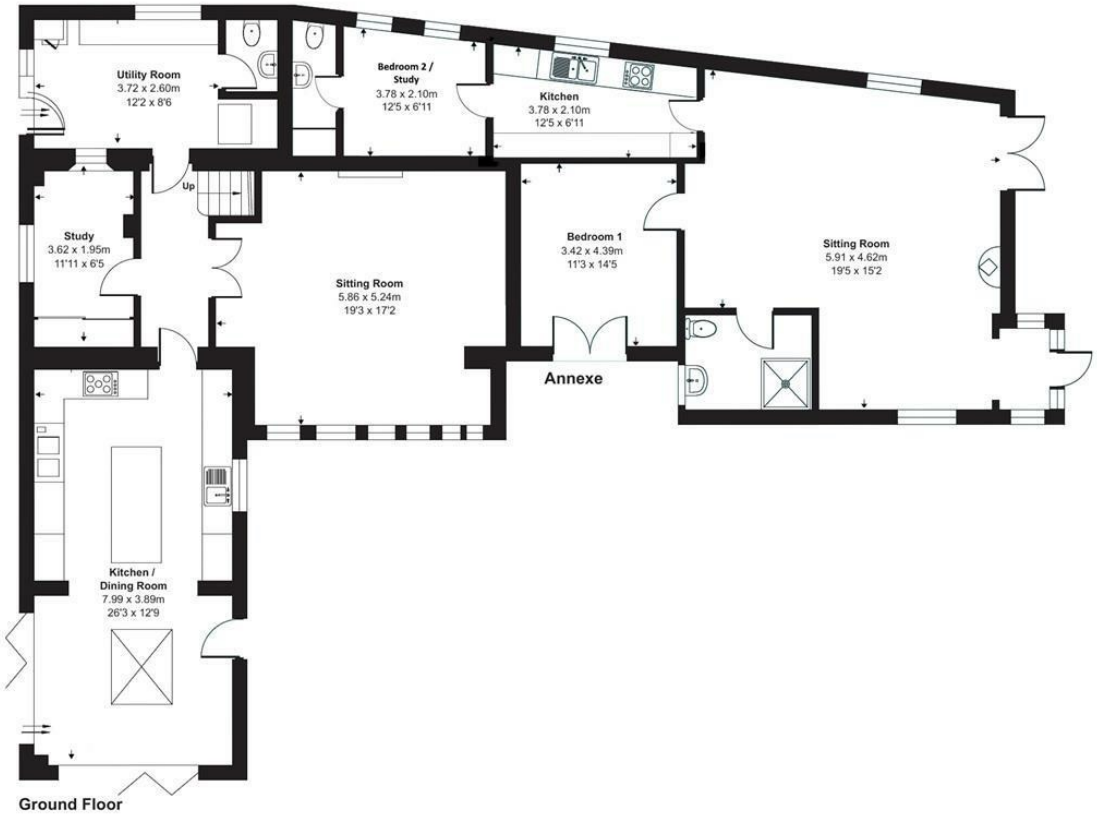
Viewings are strictly by prior appointment with the sole agent, Stags. The What3words reference is ///logic.chatted.scripted. For detailed directions please contact the office.

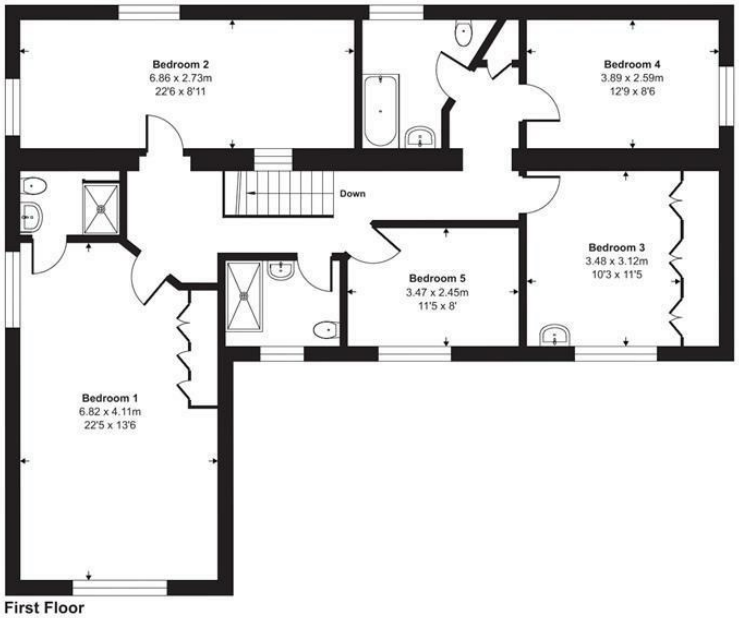
AGENT'S NOTES

1. With reference to the stream, according to the Gov.uk flood risk checker, the property has a Very Low risk of Flooding (the lowest risk level).
2. We understand that the property benefits from a right-of-way over a short section of private lane from the public road.

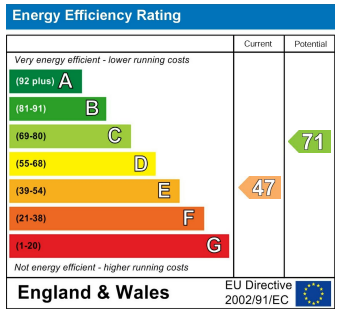
Approximate Area = 2011 sq ft / 186.8 sq m
Annexe = 784 sq ft / 72.8 sq m
Total = 2795 sq ft / 259.6 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1466090



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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.

RESERVED
for
GRANNY

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