

Yellowmead Farm







Yellowmead Farm,

Sheepstor, Devon, PL20 6PF

Open Moorland Adjacent • Burrator Reservoir 1.2 miles • Yelverton Parade 4.3 miles • Tavistock Centre 10.2 miles • Plymouth 14 miles (Derriford Hospital 10.5 miles) • Exeter (via A38 47.5 miles)

A hugely private and colourful oasis amongst spectacular rugged moorland, comprising a traditional farmhouse, a stylish holiday letting barn, extensive stone outbuildings with potential (STP), beautiful landscaped gardens and meadow fields, 9.13 acres in all.

- Superb Multi-faceted Dartmoor Farmstead
- Stylish Two-bedroom Holiday Letting Barn
- Orchard, Wooded Glade, Wildlife Pond
- Five Stone Outbuildings with Potential (STP)
- Freehold
- Extended Four-double-bedroom House
- Incredible Structured Grounds, 9.13 Acres
- Two Paddocks, Direct Moorland Outriding
- Spectacular Views in Every Direction
- Council Tax Band: E

Guide Price £1,200,000

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SITUATION AND DESCRIPTION

This enchanting Dartmoor farmstead occupies a truly idyllic south-facing position, sitting below Sheeps Tor at the end of a no-through lane, with no direct neighbours, enjoying an extraordinary level of privacy, breathtaking scenery and a wonderful sense of seclusion. The extended, four-double-bedroom farmhouse sits within approximately 9.13 acres of beautifully managed gardens and land, and is complemented by a superb two-bedroom holiday barn and a range of substantial stone outbuildings. Having been in our clients' ownership for 18 years, the property has undergone extensive improvement and overhaul across the site, including the house itself, the barns and the grounds. The setting will particularly appeal to those with conservation or equestrian interests, with open moorland and direct outriding accessible from the doorstep. Surrounded by exceptional natural beauty, wildlife-rich habitats and far-reaching views in every direction, Yellowmead Farm offers a truly unique Dartmoor experience.

The village of Sheepstor sits adjacent to Burrator Reservoir, a well-known local beauty spot and nature reserve. Plymouth is within extremely easy reach, with both Derriford Hospital and the city's schooling options within commutable distance. The nearby village of Yelverton provides an excellent range of day-to-day amenities with its parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. Tavistock, 7.5 miles away, is a thriving market town forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly.

FARMHOUSE AND GARDENS

The cottage is rich in traditional character, retaining numerous features reflective of its age and heritage, including exposed timbers and beams, exposed stonework, substantial granite inglenook fireplaces, ledged timber doors and exposed A-frames. Virtually every room enjoys the breathtaking southerly views, and the accommodation can be briefly summarised as follows: a front porch; a delightful dual-aspect sitting room featuring a former fireplace, a comfortable dining room centred around an impressive granite fireplace housing a wood-burning stove; a dedicated study/library; a stylish, dual-aspect contemporary kitchen opening into an adjoining utility/boot room; a boiler room/pantry; a rear hallway incorporating a cloakroom/WC; four first-floor double bedrooms, three of which benefit from the views and the other overlooks the gardens; a contemporary shower room with high-quality fittings, and; a separate bathroom featuring both a panelled bath and a shower enclosure fitted with a Mira Azora electric shower.

The kitchen and utility areas are fitted with a comprehensive range of tasteful cupboards and cabinets beneath timber worktops, incorporating a stainless steel sink and a central island/breakfast bar. Integrated Lamona appliances include a four-ring induction hob with extractor hood, double electric ovens and a dishwasher. There is also a built-in fridge and freezer, a second full-height integrated freezer and a Belfast sink within the utility room.













The gardens and grounds are undoubtedly one of the property's most remarkable features and surround the farmhouse. Lovingly and thoughtfully landscaped by our clients over the past two decades, they provide year-round colour, structure and interest, having been planted with a captivating variety of flowering plants, shrubs and specimen trees, including extensive collections of camellias and hydrangeas alongside an impressive magnolia. Fruit-bearing trees include pear, apple, cider apple and cherry varieties. Along the eastern boundary runs a gentle leat which feeds a sizeable wildlife pond, enhancing both the ecology and tranquillity of the setting. Numerous seating areas and viewpoints have been strategically positioned throughout the grounds to make the most of the surrounding scenery. Behind the farmhouse is a partially rewilded orchard featuring an extensive winding pollinator border, a vegetable garden, a greenhouse and a peaceful wooded glade.

HOLIDAY BARN

Converted in 2020 to an exceptionally high standard, the barn is approached beneath a decked pergola, benefits from its own attractively planted garden and patio seating area, and comprises a vaulted entrance hall, a cleverly designed utility/boot room, two attractive double bedrooms, each served by its own en-suite, and a striking, open-plan kitchen/dining/living space. The kitchen is fitted with quartz worktops, a stainless steel sink with drainer grooves, a Zanussi induction hob and electric oven, a Bosch dishwasher, and a fridge and freezer. The rateable value is £2,500 for 2026/7 (VOA website).

LAND AND OUTBUILDINGS

Above the orchard lie two paddocks amounting to almost 7 acres, currently wildflower meadows. Arranged around the farmhouse and yard are five detached stone barns which provide extensive storage space, of which two have been partially converted to a first-fix standard, with internal plasterboarding, concrete floors and connections for power, water and drainage, plus partial re-roofing works. These barns may provide scope for ancillary or holiday letting accommodation, or be adapted for uses such as stabling, workshops, studios, gym facilities or home offices, subject to any necessary consents or approvals. There is also a substantial portal-frame barn incorporating two generous bays suitable for covered vehicle parking, machinery, materials or hay storage.

SERVICES

Mains electricity. Private water via a borehole. Private drainage via a sewage treatment plant. Farmhouse - oil-fired central heating. Barn - central and underfloor heating via an air-source heat pump. Standard broadband is available (our client uses Starlink). Variable outdoor mobile voice/data service is available with EE and Three (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

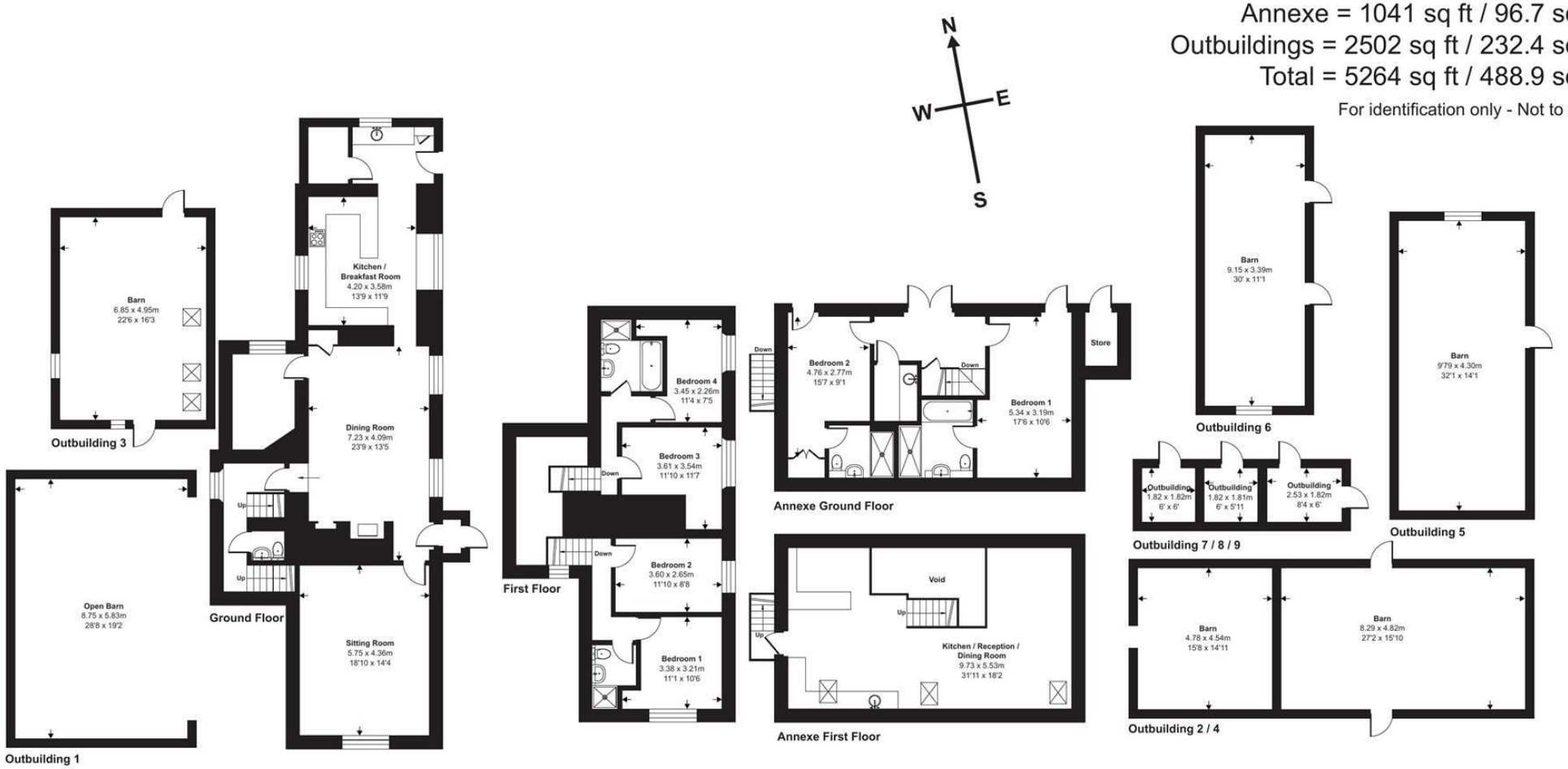
AGENT'S NOTE

The property owns the entrance lane from the public highway, and the neighbouring farmyard benefits from a right of way over it. Maintenance is shared equally.

VIEWINGS AND DIRECTIONS

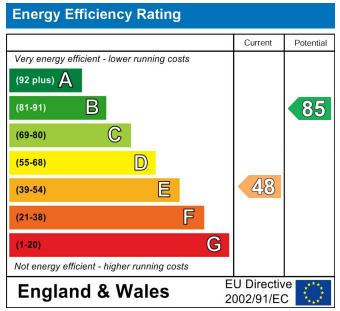
Strictly by prior appointment with the vendor's sole agent, Stags. The what3words reference is ///vacancies.sigh.boots. For detailed directions, please contact the office.

Approximate Area = 1721 sq ft / 159.8 sq m (excludes void)
Annexe = 1041 sq ft / 96.7 sq m
Outbuildings = 2502 sq ft / 232.4 sq m
Total = 5264 sq ft / 488.9 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: 1486175





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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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