

Leigh Farm







Leigh Farm,

Bere Alston, Devon, PL20 7EF

Bere Alston Centre 1.5 miles (1.1 miles on foot) • Train Station 2.2 miles • Dartmoor NP 4 miles • Tavistock Centre 7 miles • Derriford Hospital 8.5 miles • Plymouth (via Denham Bridge) 12 miles

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An exceptional, versatile smallholding, comprising an energy-efficient, family-oriented farmhouse in 2-acre gardens, two cottages and three apple orchards, offering an idyllic country lifestyle with commercial possibilities, 10.63 acres in all.

- Privately Located, Multi-faceted Smallholding
- High Energy Efficiency, Low Running Costs
- Incredible, Wildlife-rich 2-Acre Gardens
- Extensive Garaging, Home Office
- Freehold, 10.63 Acres in All
- Four Double Bedroom Farmhouse, 2,600sq.ft
- Two Cottages for Annexe/Turnkey Income
- Three Apple Orchards, 200 Trees Total
- Accessible to Amenities, Tavistock, Plymouth
- Council Tax Bands: House E, Cottages A

Guide Price £1,350,000

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SITUATION

This versatile semi-rural smallholding is located in a peaceful and picturesque yet accessible countryside setting, just outside the West Devon village of Bere Alston. Many walks, bridlepaths and riding trails are available nearby, including at Denham Woods, 1 mile to the east, and open moorland at Roborough Common, 4 miles to the east. The coastal city of Plymouth is around 12 miles away (via Denham Bridge), whilst Bere Alston also offers a direct, 25-minute rail service to the city centre. Derriford Hospital is 8.5 miles away.

Bere Alston is well-served by local amenities and facilities, including a Co-op mini market, butchers, post office, Café and Pub, and forms the hub of an area known as the Bere peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB). The thriving market town of Tavistock (7 miles), forms part of a designated World Heritage Site and offer a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly.

DESCRIPTION

This incredible, multi-faceted home offers a truly idyllic countryside lifestyle, yet with amenities and facilities nearby. Originally the hub of a productive stock farm, the bright and comfortable, family-oriented farmhouse has been considerably improved in recent years, notably with eco-friendly and energy efficiency upgrades including 22 PV panels, 2 EV charging points, a ground-source heat pump and a sewage treatment plant, resulting in lower running costs and a C-rated EPC. This profile fits with the property's natural setting and wildlife-rich grounds, which include 2 acres of varied, wild gardens, and three orchards of around 200 apple trees in all, for which grant funding is received. Additionally, two unrestricted 1-bedroom cottages provide turnkey annexe and/or income options, and there is a home office and extensive garaging. In addition to the lifestyle benefits, there may be scope to utilise the orchards and grounds more commercially, subject to any necessary consents.

THE FARMHOUSE

The house is accessed into a large entrance hallway, from where the accommodation can be summarised as follows: a dual-aspect principal sitting room, centred around a tiled fireplace currently housing a Woodwarm log burner; a second, snug sitting room, also focused around a log burning stove set into a traditional fireplace; the kitchen, with a separate utility/boot room and WC beyond, and; a wonderfully bright, high-vaulted sun lounge, currently serving as a dining room, overlooking the gardens. The kitchen is equipped with a very good range of cabinets with part-timber worktops, including a breakfast bar, incorporating a Franke stainless steel sink and drainer. Integrated appliances include a Fisher & Paykel double oven, a NEFF multi-function induction hob with an overhead extractor and a Hotpoint dishwasher, and there is also space for an American-style fridge-freezer.

On the first floor there are four double bedrooms, including a lovely, very sizeable, dual-aspect master room served by an equally good-sized and very tasteful, contemporary en-suite bathroom, a study/dressing room, a walk-in linen cupboard, and a part-panelled family bathroom.













THE GRANARY & WILLOW COTTAGE

These two characterful cottages comprise an entrance hall, bedroom, shower room and open-plan kitchen/living room with steps down to private gardens and ample parking. They both benefit from a stylish new shower room and a recently refitted kitchen, and Willow Cottage also has a professionally installed log burner. With no occupancy restrictions, they offer total flexibility for annexe use or holiday/residential letting. One cottage is let on an Assured Shorthold Tenancy at £800 pcm.

GARDENS & GROUNDS

The farm is accessed over a long, private drive into a good-sized block-paved driveway and yard, which provides plenty of parking and turning space. Adjacent to the yard is the garage block, which is now comprised of six garages, including one used as a log store, and a further pair of garages adapted as an ancillary home office/gym space, with power, lighting and plumbing, and the potential for other uses, subject to any necessary consents. The incredible principal gardens extend to around 2 acres, comprised of areas of lawn, light woodland and wild meadow, amongst which are three large wildlife ponds connected by a gentle stream. To the side of the house is an orchard which contains approximately 30 old English heritage apple trees. The gardens provide a wonderful, natural environment which should appeal to those with an interest in wildlife and conservation, active families and those who simply enjoy an outdoor-oriented lifestyle. Behind the cottages is a second orchard of a couple of dozen apple trees. A track from the yard then leads to a further approximately 7 acres, comprising woodland, orchard, a stream and an area used for beekeeping, all tucked into a gentle fold in the countryside, containing another 100+ apple trees and no doubt acting as a magnet for wildlife of all kinds.

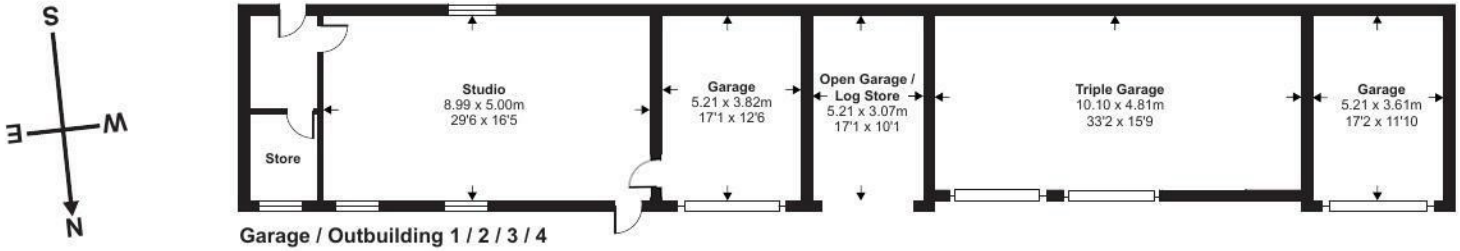
SERVICES

Mains water (sub meters). Backup spring supply (not currently in use). Mains electricity. 22x owned photovoltaic panels (scope to double the capacity) on a feed-in-tariff. 2x EV charger points. Ground-source heat pump, central and underfloor heating. Sewage treatment plant (shared with one neighbour). Night storage heaters in the cottages. Ultrafast broadband is available. Variable outdoor mobile voice/data services are available via the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

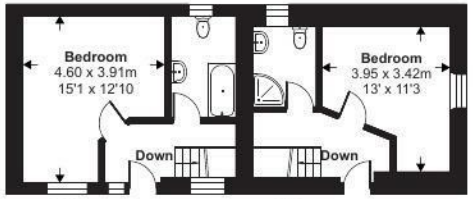
AGENT'S NOTES

1. The property receives approx. £1,500 per quarter under the Renewable Heat Incentive, until February 2028. It also receives approx. £1,500 per annum for an Old English Orchard Grant, under a mid-tier Countryside Stewardship Scheme.
2. The property owns the lane, and the neighbouring residential property, farm buildings to the north and landowner to the south have a right of access. There is an agreement for repair and maintenance, if required, although the lane has been adopted by the Council.
3. A public right-of-way runs the length of the lane, then turns westward, through neighbouring farmland, to Bere Alston.
4. EPC Bands: House - C, Cottages both D. Council Tax: House - E, Cottages both A.
5. Viewing is strictly by prior appointment with the vendor's sole agent, Stags Tavistock Office. The What3words reference is ///snuggle.above.coasting.

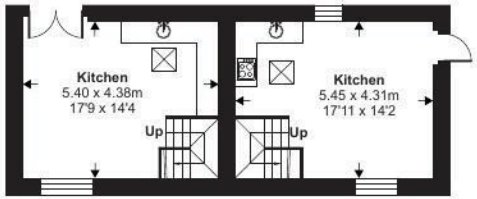
Approximate Area = 2601 sq ft / 241.6 sq m
Garages = 1100 sq ft / 102.1 sq m
Willow Cottage = 496 sq ft / 46 sq m
The Granary = 540 sq ft / 50.1 sq m
Outbuildings = 629 sq ft / 58.4 sq m
Total = 5366 sq ft / 498.2 sq m
For identification only - Not to scale



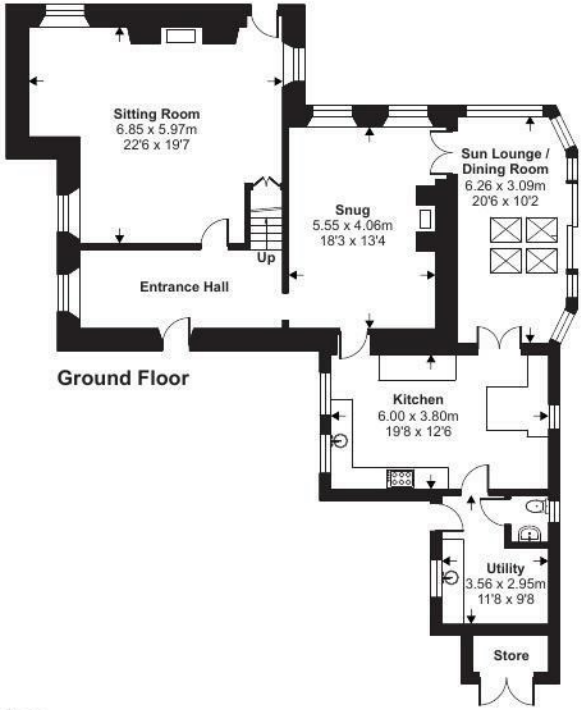
Garage / Outbuilding 1 / 2 / 3 / 4



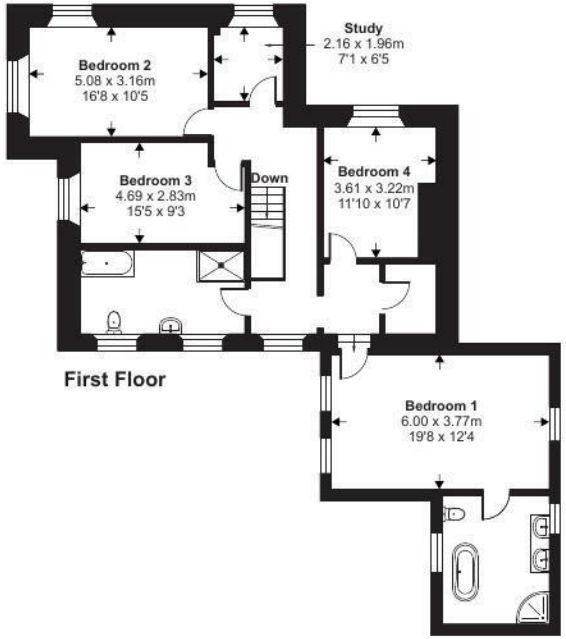
Willow Cottage Ground Floor | The Granary Ground Floor



Willow Cottage First Floor | The Granary First Floor



Ground Floor

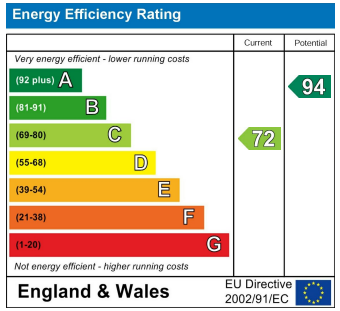


First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1424009



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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