

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

Offering an idyllic country lifestyle, an exceptional, highly energy-efficient, family-oriented farmhouse in 2-acre gardens, plus two residential cottages and 7.3 acres of woodland and orchard available by separate negotiation.

- Four Double Bedroom Farmhouse, 2,600sq.ft
- Incredible, Wildlife-rich 2-Acre Gardens
- Accessible to Amenities, Tavistock, Plymouth
- Lots 3 and 4: Two Unrestricted Cottages
- Freehold, 10.63 Acres in All
- High Energy Efficiency, Low Running Costs
- Extensive Garaging, Home Office
- Lot 2: 7.3 Acres of Orchard and Woodland
- Annexe and/or Income/Commercial Options
- Council Tax Bands: House E, Cottages A

Guide Price £899,950

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

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 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 countryside home offers a truly idyllic 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 garden, an orchard, a home office and extensive garaging. Additionally, two unrestricted 1-bedroom cottages, providing turnkey annexe and/or income options, plus a further 7.3 acres of woodland and grant-funded orchard, are available by separate negotiation, broadening the commercial and lifestyle opportunities. Please see our Lotting Plan, and contact Stags to discuss the pricing and options available.

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.













Externally, 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.

ADDITIONAL LOTS

Lot 2 - The Orchard and Woodland - Behind the cottages is a second orchard of around 25 trees, and, tucked into a sheltered fold to the south, a much larger area which comprises woodland, more than 100 additional apple trees, a stream and an area used for beekeeping, amounting to roughly 7.3 acres in total, all a natural haven for wildlife of all kinds.

Lots 3 and 4 - Willow Cottage and The Granary - 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 currently let on an Assured Shorthold Tenancy at £800 pcm.

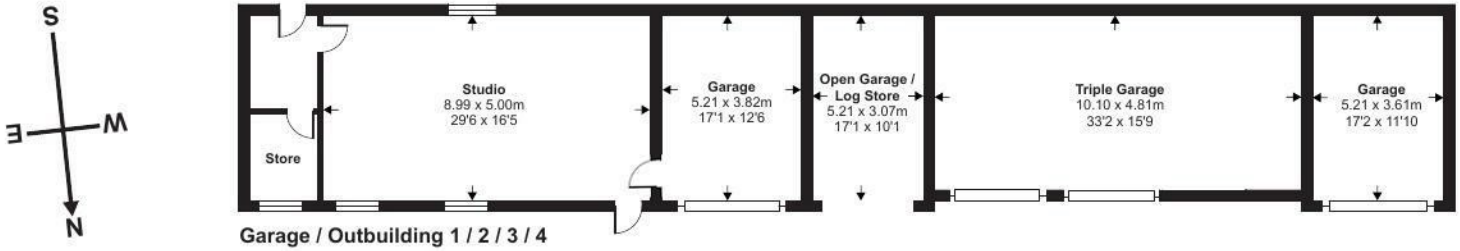
SERVICES

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.

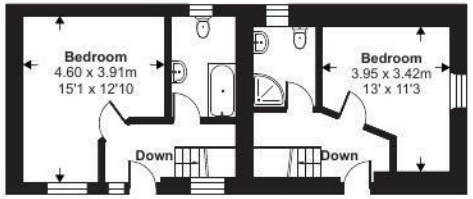
AGENT'S NOTES

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 (Lot 2).
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 west towards Bere Alston through neighbouring farmland.
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.

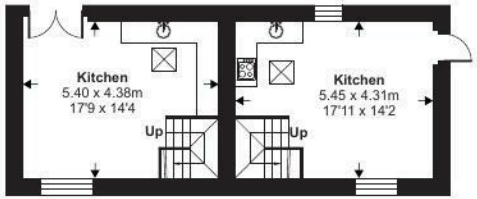
Approximate Area = 2601 sq ft / 241.6 sq m
Garages = 1100 sq ft / 102.1 sq m
Willow Cottage = 496 sq ft / 46 sq m
The Granary = 540 sq ft / 50.1 sq m
Outbuildings = 629 sq ft / 58.4 sq m
Total = 5366 sq ft / 498.2 sq m
For identification only - Not to scale



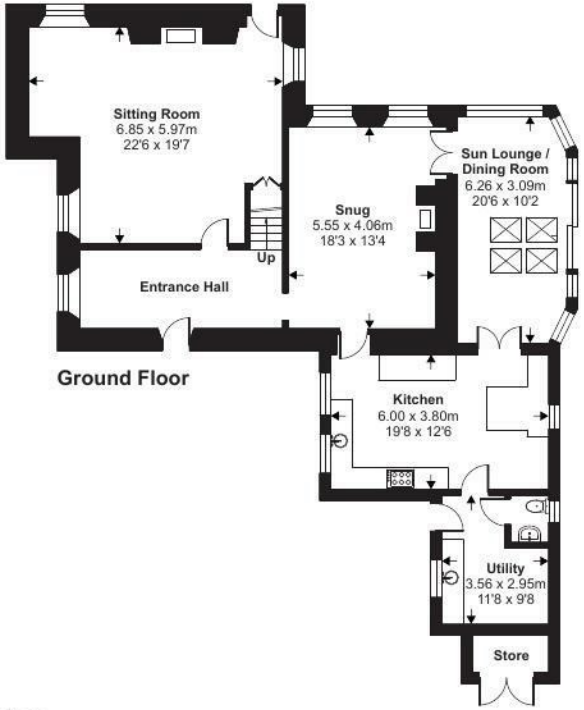
Garage / Outbuilding 1 / 2 / 3 / 4



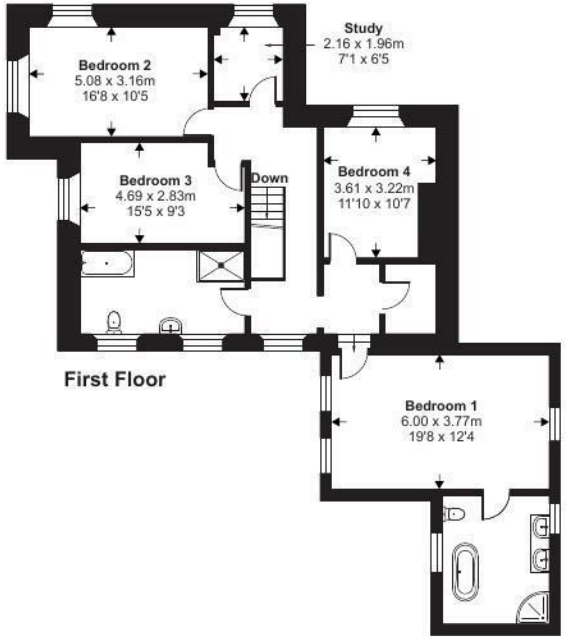
Willow Cottage Ground Floor | The Granary Ground Floor



Willow Cottage First Floor | The Granary First Floor



Ground Floor

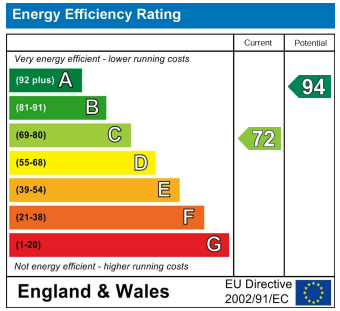


First Floor

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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