



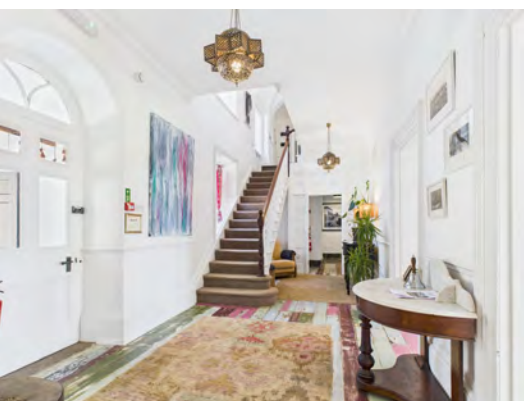
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Prince Hall Country House, Princetown, Yelverton, PL20 6SA



**Asking Price - £875,000**





# Prince Hall Country House, Princetown, Yelverton, PL20 6SA



- Historic Prince Hall Country House in the Duchy Estate
- Nine en suite double bedrooms for privacy and comfort
- Spacious reception rooms and a large kitchen for entertaining
- Set in 3+ acres with stunning Dartmoor views and walking trails
- Established guest house with five-star reviews.
- Barn with planning permission for four-bedroom accommodation
- Converted stables for events, retreats, or workshops, with outdoor kitchen
- 65-year Duchy Lease, £8,000 annual rent plus VAT
- Stunning location on the heart of Dartmoor



Prince Hall Country House, located in the heart of the prestigious Duchy Estate, offers a unique opportunity to own a piece of Dartmoor's heritage.

With its nine double bedrooms, scenic grounds spanning over three acres, and a history of success as a guest house, this property presents vast potential for a range of ventures, from a luxury wedding venue to a wellness retreat.

The detached barns with planning permission and the tranquil location add to its appeal, while the recently renewed 65-year lease with an annual rent of £8,000 plus VAT provides an attractive long-term investment.









# History

Prince Hall, originally known as Prynse Hall, has stood on Dartmoor since 1443. Its original house was likely destroyed during the Civil War, possibly by troops in an act of vandalism. The current mansion was built in 1787 by Sir Francis Buller, a young High Court Judge known for sending convicts to Australia. Sir Francis also built the local Saracen's Head pub and offered his sitting room as a place of worship before Princetown had its own church.

In the 19th century, the house changed hands several times, with the Gullet and Fowler families farming the estate. During the Napoleonic Wars, Prince Hall housed French aristocratic prisoners. By the end of the 1800s, it became the private home of the Barrington family. Sir Arthur Conan Doyle is believed to have been inspired by the surroundings to write *\*The Hound of the Baskervilles\**.

In 1906, the house became a hotel, offering full board for two guineas a week, but closed during WWI. After changing owners multiple times, including a brief period as a residence for the Prince of Wales in the 1930s, it was purchased by the Llewellyn family in 1937, who restored it. During WWII, the house was used by troops, and later, Lord and Lady Astor made it their summer home.

By 1956, the house fell into disrepair before being bought by Dr. Bentley, who lived there for over 20 years. In 1984, it was purchased by Mr. and Mrs. Harrison, who began renovations. Prince Hall reopened as a hotel in 1985 and remains a popular destination today under its current owner, Chris Daly.





# The Property:

An exceptional opportunity has arisen to acquire the historic and prestigious Prince Hall Country House, located in the heart of the renowned Duchy Estate. This remarkable property offers the chance to own a piece of Dartmoor's heritage while embracing the potential for a variety of future ventures.

The main residence boasts an impressive nine double bedrooms, each complete with en suite shower rooms, ensuring ultimate comfort and privacy for guests or family members. As you enter through the grand entrance hallway, you are welcomed by a series of beautifully appointed reception rooms, providing ample space for both relaxing and entertaining. The expansive kitchen on the ground floor is perfect for preparing gourmet meals and hosting gatherings. A spacious ground-floor bedroom adds further convenience and versatility to the layout.

Set amidst over three acres of scenic grounds, this property offers breathtaking views of the surrounding Dartmoor landscape. The peaceful location is ideal for nature lovers, with a wealth of walking trails right on your doorstep, allowing you to explore the natural beauty of the area at your leisure. The property is accessed via a long, tree-lined driveway, enhancing its privacy and exclusivity.

Prince Hall has a rich history of being used as a hotel, bed and breakfast, tea room, and most recently, a guest house, earning numerous five-star reviews. This well-established reputation for excellence provides a solid foundation for future endeavors. With the current owners retiring, the property is brimming with potential, offering a fantastic opportunity to develop the space into a luxury wedding venue, wellness retreat, boutique hotel, or any other number of possibilities. The expansive grounds and charming setting provide a perfect backdrop for unforgettable events, making this an ideal location for special occasions and gatherings.

Additionally, the property also boasts a detached barn that has been granted planning permission for owners' accommodation, featuring four bedrooms, which presents exciting potential for further development. This approval also includes the option to create an additional access point, unlocking even more opportunities for expansion or diversification. Furthermore, the current owners have creatively transformed the former stables into a stunning, versatile open space, perfect for hosting weddings, retreats, or workshops. The space includes separate cloakrooms and a designated area for an outdoor kitchen, enhancing its functionality and appeal.

Whether you're seeking a luxurious family home, a business opportunity, or a combination of both, Prince Hall Country House presents an extraordinary chance to own a piece of Dartmoor's rich heritage while embracing its promising future. The possibilities are endless, and this property is ready to become the next chapter in your success story.

This exceptional property is currently held under a recently renewed Duchy Lease, with a term of 65 years starting in 2024. The annual rent is £8,000 plus VAT, offering an attractive long-term lease structure.

It's also worth mentioning that a four-bedroom detached cottage with land is available by separate negotiation. This property is owned by the Duchy and could be rented for £780 per calendar month.

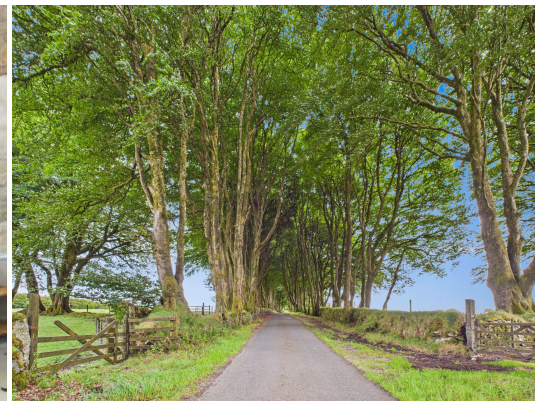


# Location

With the vast expanse of a national park right on your doorstep, there's no shortage of opportunities to immerse yourself in the breathtaking natural beauty that surrounds you. Whether you're a keen hiker, a casual stroller, or someone who simply loves being out in the fresh air, the landscape offers a variety of scenic trails and peaceful paths to explore at your own pace. Rolling hills, ancient woodlands, and dramatic tors provide a spectacular backdrop for outdoor adventures in every season.

And when it's time to take a break and refuel, the charming village of Princetown is just three miles away. This welcoming spot offers a selection of cosy pubs where you can enjoy a hearty lunch, as well as delightful cafés serving traditional cream teas and homemade cakes. For those interested in local heritage, Princetown is home to the historic Dartmoor Prison Museum, offering a fascinating glimpse into the area's past. You'll also find a local brewery here, where you can sample unique craft ales brewed right in the heart of Dartmoor.

Whether you're seeking solitude in nature, a bit of local history, or simply a relaxing afternoon with good food and drink, this idyllic setting has something for everyone.





# Changing Lifestyles







26'7" x 10'0"  
8.74 x 3.07 m

39'0" x 17'10"  
11.90 x 5.45 m

16'0" x 6'6"  
5.04 x 1.98 m

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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