



Bond  
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Phillips

*Changing Lifestyles*

# Maddacleave House, Gawton, Bere Alston, Yelverton, PL20 7HW



**Guide Price £850,000**



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# Maddacleave House, Gawton, Bere Alston, Yelverton, PL20 7HW



- Charming detached barn conversion set in a peaceful semi-rural hamlet, just 1.5 miles from Bere Alston
- Spacious two-storey layout with a large central reception room and wide galleried landing
- Approx. 5.53 acres of land, including two enclosed fields ideal for equestrian use or grazing
- Well-maintained formal gardens with seating areas, a vegetable plot, and an enclosed orchard
- Detached Pole Barn offering ample space for large vehicles, machinery, or storage
- Stable block with four bays, perfect for horses or adaptable for other animals or uses
- Top field with a natural pond, enhancing the land's usability and supporting wildlife
- Private green lane (0.22 acres) owned by the property, providing direct access for riding or walking



Set in a peaceful hamlet just 1.5 miles from Bere Alston, this beautifully converted detached barn offers spacious two-storey living with character features throughout, including a large central reception room and a wide galleried landing.

Ideal for equestrian or countryside living, the property sits on approximately 5.53 acres with two enclosed fields, a pond, a stable block with four bays, and a large detached Pole Barn.

The well-maintained formal gardens include seating areas, a vegetable plot, and an enclosed orchard, with direct access to a green lane owned by the property—perfect for riding or walking in the surrounding countryside.

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# Location:

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This property is located in the peaceful settlement of Gawton, nestled on the very edge of Gulworthy, approximately 4 miles from the thriving market town of Tavistock. Gawton is a small, tranquil hamlet consisting of just five dwellings, set along a quiet country lane roughly 1.5 miles north of Bere Alston.

Bere Alston is well-served with local amenities including a Co-op mini-market, hairdressers, post office and pub. It also offers a convenient 25-minute direct rail link to Plymouth City Centre. The area is part of the Bere Peninsula, formed by the meeting of the Rivers Tamar and Tavy, and lies within the Tamar Valley Area of Outstanding Natural Beauty (AONB)—a region renowned for its scenic countryside and outdoor pursuits.

Nearby Tavistock, part of a designated World Heritage Site, provides an excellent range of shopping, dining, and leisure opportunities, along with respected educational options such as the highly regarded Mount Kelly School. The maritime city of Plymouth, with its comprehensive services and transport links, is just 13 miles to the south.





## Internal Description:

Nestled within a small, peaceful hamlet just a mile from the sought-after village of Bere Alston, this charming and characterful detached barn conversion offers a rare opportunity to enjoy a semi-rural lifestyle while remaining within easy reach of amenities and transport links. Situated off a quiet country lane, the property boasts a generous plot of approximately 5.53 acres, making it ideal for equestrian enthusiasts, animal lovers, or those seeking a more self-sufficient way of life.

The barn has been sympathetically converted to retain its original character, offering spacious and versatile two-storey accommodation. A welcoming entrance opens into a stunning central reception room—an impressive open-plan space with soaring ceilings, exposed beams, and ample natural light, creating a warm and inviting hub of the home. This expansive area is perfect for both entertaining and everyday living. The ground floor further comprises a well-appointed, newly fitted kitchen supplied by Alto in Tavistock, with the four oven AGA at the heart, a dining area, and additional reception spaces, all thoughtfully laid out to provide flexibility and comfort.

On the first floor, a generous galleried landing—wide and open—connects to all bedrooms and the family bathroom, creating a light and airy feel throughout. Each bedroom enjoys views across the gardens or surrounding countryside, offering a serene and restful atmosphere. Another feature in this fantastic home is the underfloor heating throughout, that can be zoned and they have their own private water supply and sewage treatment.



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## The Grounds:

Outside, the property continues to impress. The formal gardens to the front are beautifully landscaped, with neat lawns, well-stocked flowerbeds, ornamental shrubs, and a variety of mature plants providing year-round interest. A paved seating area provides the perfect spot to relax and take in the far-reaching views over the land and rolling countryside beyond.

Adjacent to the formal garden is a productive vegetable plot, along with an enclosed orchard section containing fruit trees and berry bushes, ideal for those looking to grow their own produce. A gate from the garden leads directly into the paddocks, ensuring easy access to the land and equestrian facilities.

The land extends to approximately 5.31 acres, thoughtfully divided into two fully enclosed fields with post-and-rail and mature hedgerow boundaries. Ideal for grazing or schooling horses, these paddocks are level and well maintained. In the top field, there is a natural pond, providing a water source for wildlife and animals. The property also includes ownership of an adjacent green lane (approx. 0.22 acres), offering direct off-road access for riding, walking, or additional vehicle access—perfect for exploring the surrounding countryside. It is also worth mentioning there is a water feed to the fields as well as a separate feed to the vegetable area.

A key feature of the property is the substantial detached Pole Barn, offering ample space for larger vehicles, trailers, or machinery. This versatile building is complemented by a stable block comprising four bays, currently used for storage but equally suitable for smallholding horses.

With ample driveway parking, scope for additional development (subject to planning permission), and a peaceful yet highly accessible location, this outstanding home is perfectly suited to families, equestrians, or anyone seeking the space and freedom of a countryside lifestyle without total isolation. There is a covenant on the property to state there must be just one dwelling.



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Floor 0



Floor 1

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