

Higher Sticklepath Farm Belstone EX20 1RD



Guide Price - £875,000



Higher Sticklepath Farm, Belstone, EX20 1RD



Situated in the heart of the highly sought-after Dartmoor village of Belstone, this substantial six-bedroom detached home offers a rare opportunity to acquire a versatile country property with approximately 3.49 acres

- Six Bedroom Detached House
- Approx. 2,764 Sq Ft Of Accommodation
- Situated In The Sought-After Village Of Belstone
- Located Within Dartmoor National Park
- Approximately 3.49 Acres
- Extensive Range Of Barns & Outbuildings
- Potential For Stabling Or Smallholding
- Spacious Kitchen/Dining Room
- Direct Access To Open Moorland
- Council Tax Band - G
- EPC - C



Situated in the heart of the highly sought-after Dartmoor village of Belstone, this substantial six-bedroom detached home offers a rare opportunity to acquire a versatile country property with approximately 3.49 acres of land and an extensive range of barns and outbuildings. Enjoying an enviable position on the edge of Dartmoor National Park, the property combines spacious family living with excellent equestrian and smallholding potential, making it ideal for those seeking a rural lifestyle without sacrificing accessibility.

The house extends to approximately 2,764 sq ft and offers well-balanced accommodation arranged over two floors. The ground floor provides a wealth of living space, including a welcoming entrance hall, a spacious kitchen/dining room that forms the heart of the home, multiple reception rooms offering flexibility for both family life and entertaining, a utility room, cloakroom and additional ancillary accommodation. The layout is perfectly suited to modern family living, with ample room for those working from home, multi-generational households or anyone looking for a property with adaptable living space.

To the first floor are six bedrooms, providing generous accommodation for family and guests alike. The principal bedroom enjoys an elevated position with views over the surrounding countryside, whilst the remaining bedrooms are all well-proportioned and served by family bathroom facilities. The size and flexibility of the accommodation offer buyers the opportunity to tailor the space to their individual needs.

A particular feature of the property is the impressive range of attached and detached barns, which provide extensive storage and workshop space. These buildings offer tremendous versatility and could lend themselves to a variety of uses, including stabling for horses, livestock housing, machinery storage, hobby farming, workshops or general agricultural purposes. For those looking to establish a smallholding, the combination of land and outbuildings provides an excellent foundation for a range of rural enterprises.

Outside, the property is set within approximately 3.49 acres comprising gardens, paddocks and grazing land. The grounds provide ample space for keeping livestock, horses or simply enjoying the peace and tranquillity of the surrounding countryside. The setting is particularly appealing to equestrian enthusiasts, with direct access to some of the finest riding and walking routes that Dartmoor has to offer.

Belstone is widely regarded as one of Dartmoor's most desirable villages, renowned for its strong sense of community, traditional village inn and spectacular natural surroundings. The open moor is accessible almost immediately from the property, providing endless opportunities for walking, riding, cycling and outdoor recreation. Despite its idyllic rural setting, the property remains conveniently located for the market town of Okehampton, which offers a comprehensive range of shops, supermarkets, schools, leisure facilities and excellent transport links via the A30, providing straightforward access to Exeter and beyond.

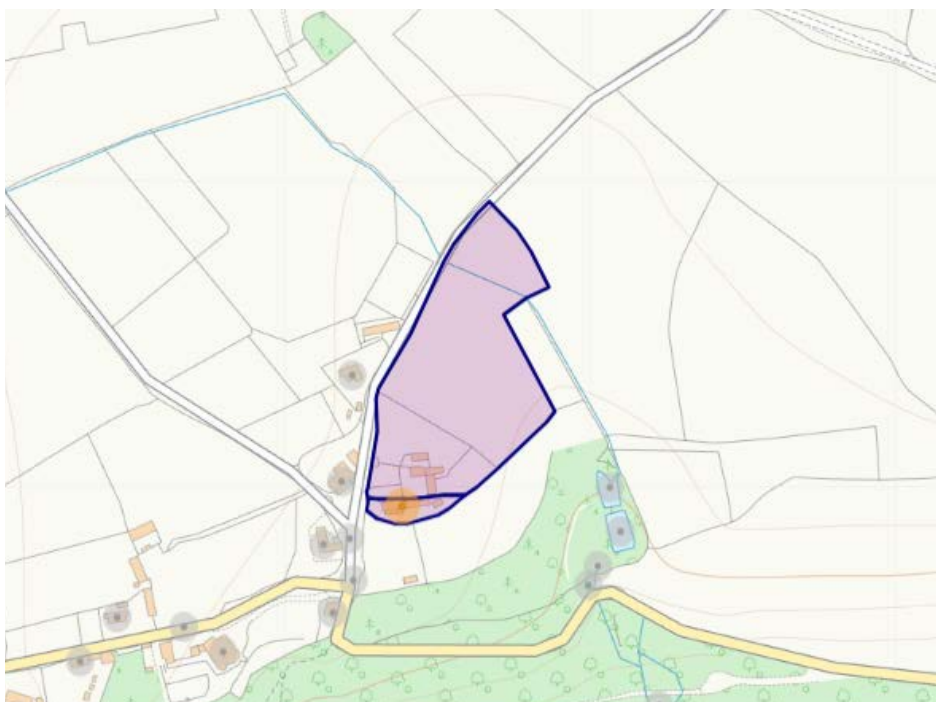
Offering an exceptional combination of a spacious family home, useful outbuildings and acreage in one of Devon's most sought-after locations, this is a unique opportunity to acquire a versatile country property with significant lifestyle appeal and enormous potential.



Changing Lifestyles

Belstone is one of Dartmoor's most sought-after villages, situated on the northern edge of the National Park and renowned for its stunning scenery, strong community spirit and direct access to open moorland. The village benefits from a popular pub, village hall and a wealth of walking, riding and cycling opportunities right from the doorstep.

Despite its idyllic rural setting, Belstone is conveniently located just a few miles from Okehampton, which offers a range of shops, schools, leisure facilities and excellent transport links via the A30 and railway station, providing easy access to Exeter and beyond.



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