



Lower Lovaton Cottage

Yelverton, Dartmoor National Park

Carter Jonas

Lower Lovaton Cottage Lovaton Yelverton Devon PL20 6PT

A rural studies centre within Dartmoor National Park.

A detached, Grade II listed 3-bedroom cottage, a two-storey stone barn with commercial kitchen and classroom facilities, a lodge building set out as dormitory accommodation and outbuildings.

Potential to set up a holiday cottage complex with a glamping business in the grounds, subject to gaining the relevant planning consents.

Set in 0.76 acres of gardens and grounds.

For sale as a whole by private treaty.



The Property

Lower Lovaton Cottage is run as a rural studies centre and is currently used by the King Edward VI School as a field centre for educational purposes and field trips. The property is within the Dartmoor National Park which makes it an ideal location for adventure holidays. The national park is used for the 10 Tors annual challenge for teenagers, hosting 400 teams over three courses up to 55 miles, and is extremely popular within the South West, and nationally. The property provides a Grade II listed, 3-bedroom cottage, which could be converted into owner's accommodation. The two-storey stone barn converted in 2005 to a classroom block has the potential to be converted into a self-contained holiday letting cottage. The large dormitory building built in 2005 could be converted into one or two self-contained units, to be let out for holiday letting purposes, all subject to gaining the relevant planning consents. The grounds have potential to site glamping accommodation or camping, subject to gaining the necessary consents.

Location

Lower Lovaton Cottage is located within the hamlet of Lovaton, which is in a rural location within Dartmoor National Park. Yelverton is the nearest town just over 2 miles away, which provides a hairdresser, dentist, doctor's surgery, Co-op, cafés, butchers, car repair garage, petrol station, a veterinary practice, cinema, tennis club, cricket club, golf course, and The Rock Inn, which is known for good food within the area. Yelverton is located on the A386 Plymouth to Tavistock Road, with Tavistock being 7.5 miles away, set on the River Tavy, providing further amenities, facilities and sporting opportunities such as bowling clubs. In addition, shops, supermarkets, a cottage hospital, restaurant, primary and

secondary schools and the independent Kelly College. Plymouth, the commercial centre for the area, is located 10 miles to the south, with theatres, a multiplex cinema, shopping centres, national aquarium and made famous by Sir Francis Drake. The city provides further access into South East Cornwall via the A38, the Tamar Bridge or the Torpoint Ferry, to the popular Cornish villages of Looe, Polperro, Fowey and Mevagissey.

The property is set within Dartmoor National Park, an Area of Outstanding Natural Beauty (AONB), which is extremely popular with tourists, walkers, cyclists and horse riders due to its enhanced public access, vast moorland, wetlands, rivers, tors such as Haytor Rocks, history, and the Dartmoor ponies that roam the moor.

The nearby Drakes Trail runs from Plymouth to Tavistock and is enjoyed by walkers and cyclists. Wild swimming is popular on Dartmoor and is accessible in the River Dart and at various locations along the river. The South Hams makes an ideal day trip to the popular towns of Kingsbridge, Salcombe and Dartmouth.

Family attractions such as Pennywell Farm, Buckfast Butterfly Farm and Dartmoor Otter Sanctuary are popular with children. Lydford Gorge (National Trust), Buckland Abbey (National Trust), Cotehele (National Trust), Buckfast Abbey, Dartmoor Prison Museum, Cannington Falls and Becky Falls make ideal day trips.

Lower Lovaton Cottage is easily accessible via the A38 dual carriageway from Junction 31 of the M5 motorway and via the A386 from Plymouth, which gives access to Yelverton.

Lower Lovaton Cottage

A period, Grade II listed, traditional cottage providing accommodation of entrance hall, with cloakroom off, and door into the dining room. The dining room has an open fireplace with granite lintel, stairs to first floor and doors to the kitchen and sitting room.

Sitting room with an open fireplace with granite lintel housing a woodburning stove. Fitted kitchen with wall base cupboards, door that leads out onto the courtyard and door that leads into the rear boiler room/boot room.

First floor landing giving access to rooms. Bedroom 1 with windows to front and rear and a pedestal wash hand basin.

Bedroom 2 with window to front and a pedestal wash and basin. Bedroom 3 with a window to front and a pedestal wash and basin.

There is a separate cloakroom and a shower room, both accessed from the landing. Outside to the side of the property is an outside WC facility and steps giving access to the rear gardens. To the front is a flag stone patio overlooking the courtyard next to the wooden stable kitchen door.



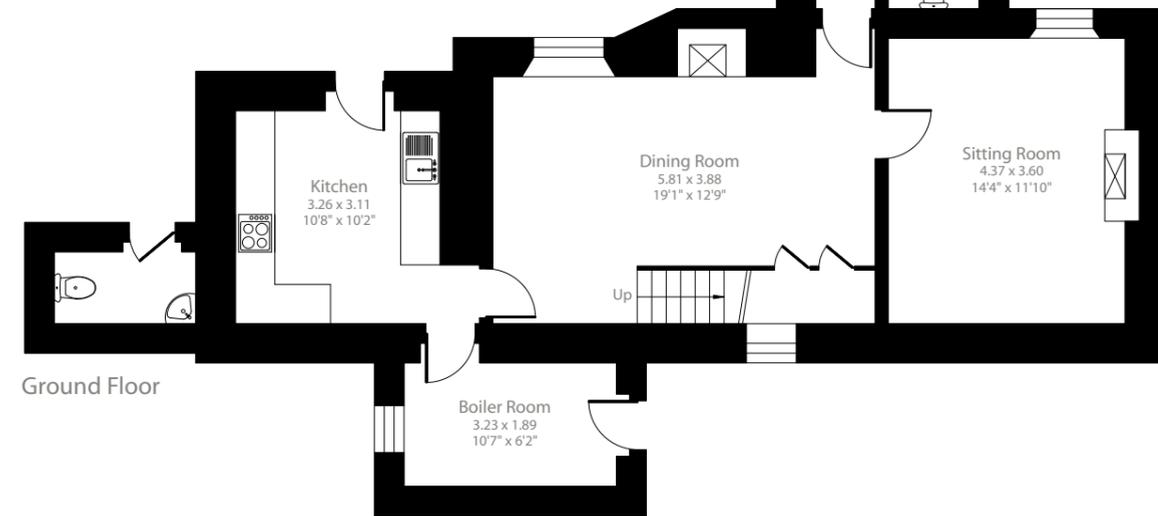
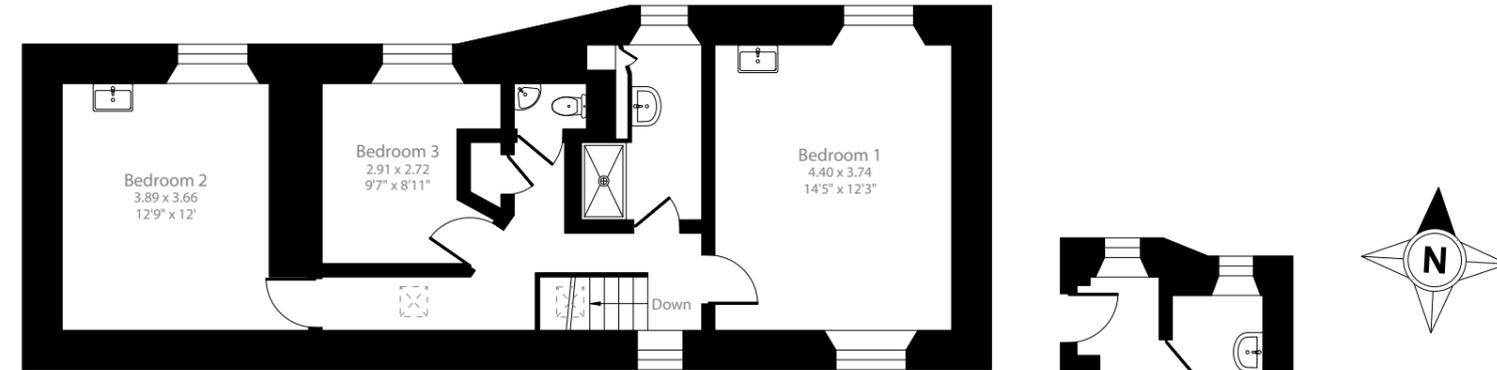
Floor plan

Lower Lovaton Cottage
Lovaton
Yelverton
Devon
PL20 6PT

Approximate area:
1336 sq ft / 124.1 sq

Outbuilding:
27 sq ft / 2.5 sq

Total:
1363 sq ft / 126.6 sq



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Classroom Block

A traditional, stone built, two-storey barn converted in 2005 by the current owners into a classroom block. Ground floor accommodation comprising a commercial kitchen and dining area for students.

There is a staircase that leads to the first floor, where there is an open plan room with vaulted ceiling, skylights and picture window overlooking the courtyard.

The commercial kitchens are accessed via a stable door and the dining area and the staircase are accessed externally by glazed door.



Dormitory Building

The dormitories were built by the current owners in 2005 and comprise a detached lodge building with timber elevations under a pitch slate roof.

The accommodation is currently divided into a girls and boys dormitory, each with three bedrooms and a sink area with three washroom basins and a shower cubicle.

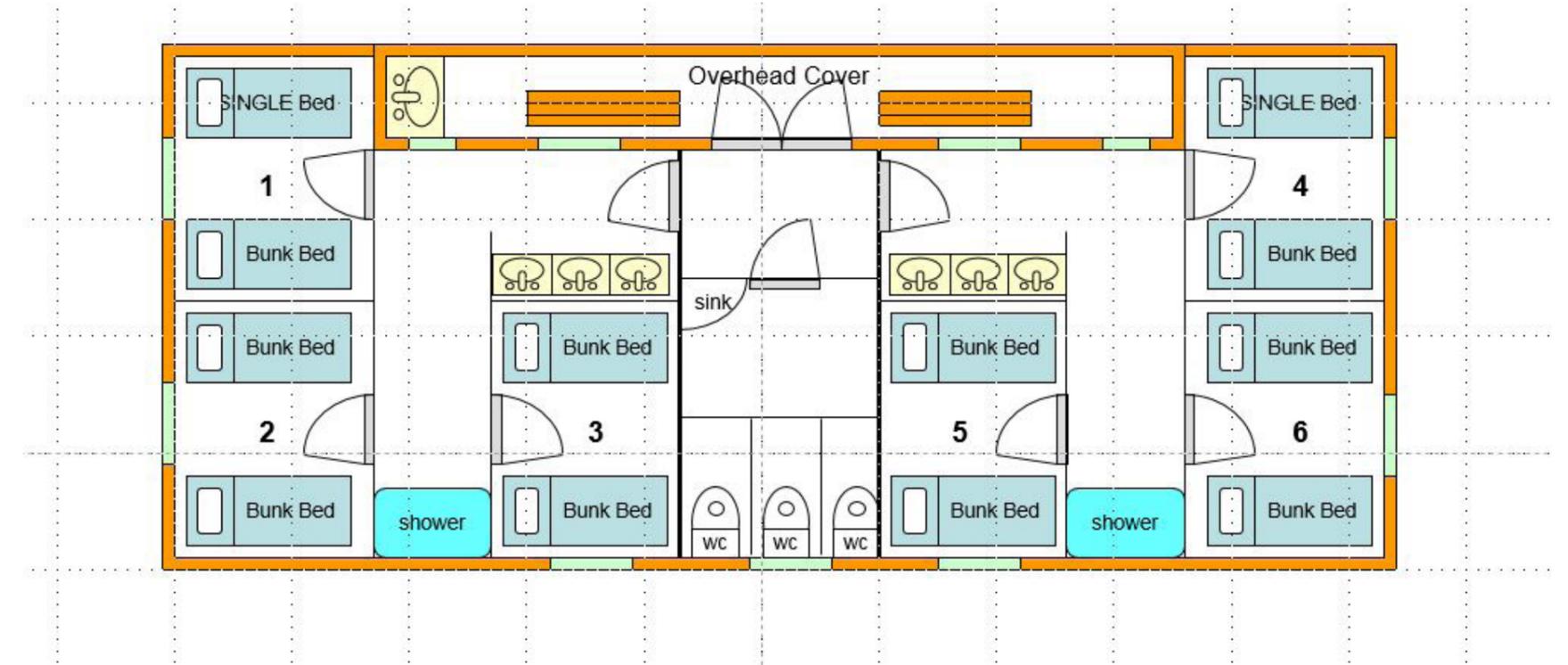
In the middle of the block is a toilet block with sink and three WC facilities.

The bunk house has a covered canopied area to front for seating, and an additional Belfast sink.

There is potential to convert the bunk house into one lodge or two semi-detached holiday letting lodges, subject to gaining the relevant planning consents.



Bunkhouse Floor plan



Outside

The gardens and grounds extend to 0.76 acres and are laid mainly to lawn with mature trees to the rear, where there is a timber garden shed.

The gardens have the potential to be used for camping or to add glamping units to provide extra accommodation to the site, subject to gaining the relevant consents.

Within the courtyard is a single storey stone barn under a pitched slate roof, with three rooms, one used as a store, one used as a drying room and one housing the oil-fired boiler and the meters for the property, which runs the central heating in the classroom building and Lower Lovaton Cottage.

The property is approached via a compacted gravel driveway, which leads to a five-bar wooden gate, which gives access to the front courtyard.

Two parking spaces on a concrete area with a retaining wall located off the lane.



Method of Sale

The property is offered for sale by private treaty.

Planning

Dartmoor National Park Authority planning reference: 0814/04 for change of use from domestic dwelling to rural studies centre; to include conversion of outbuilding and construction of a bunkhouse and associated listed buildings consent application (0815/04) were initially refused by the Dartmoor National Park Authority but were subsequently granted permission and Listed Building Consent, subject to conditions, on 24th October 2005, via an appeal. Reference: APP/J9497/A/051184229.

Services

The property is connected to mains electricity, private water and private drainage. The Farmhouse and the Classroom block are heated via oil-fired central heating.

Tenure & Possession

The freehold interest is offered for sale by private treaty with vacant possession available on completion.

Listing

Grade II Listed (Historic England List Entry Number: 1164033)

EPC Rating

Rated E.

Council Tax

Band F.

Local Authorities

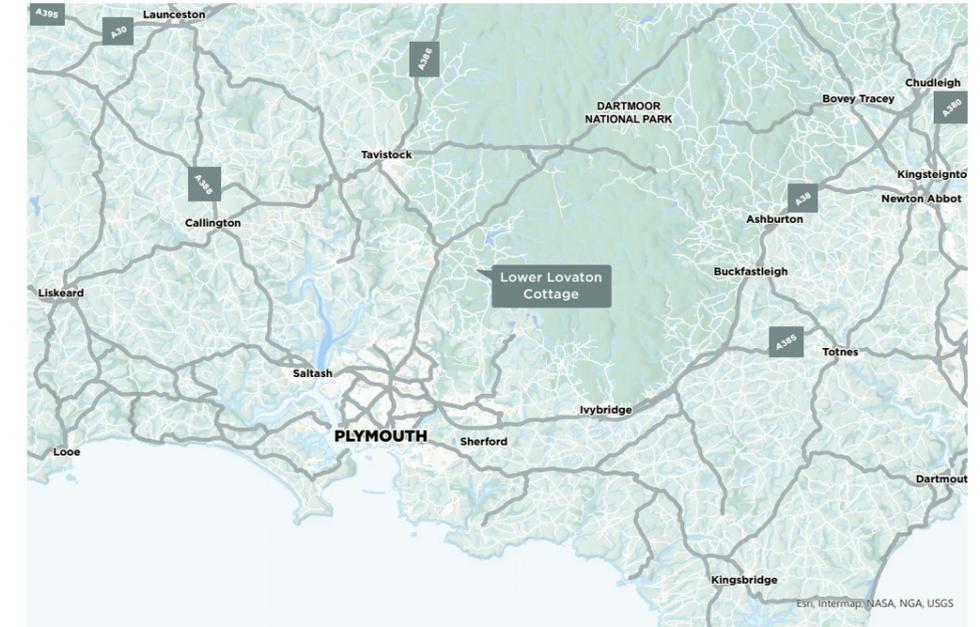
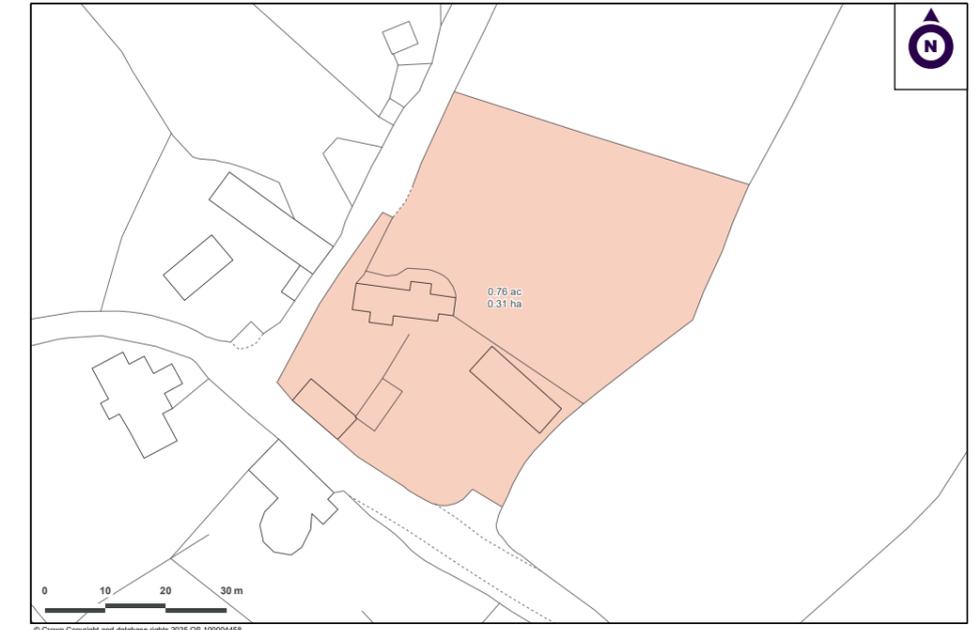
Dartmoor National Park Authority
www.dartmoor.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas.



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