



# HARESTON

FARM BARN S

YEALMPTON | SOUTH HAMS



# HARESTON

FARM BARN S

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AN EXCLUSIVE RANGE OF 14  
EXCEPTIONALLY SPACIOUS  
1, 2 AND 3 BEDROOM HOMES  
SET IN OPEN COUNTRYSIDE  
WITH STUNNING VIEWS

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## Traditional meets contemporary

Skilfully planned and built with  
dedication to exacting standards

Dart Developments have sympathetically preserved the original fabric and character of this impressive range of old buildings, whilst fulfilling the needs and expectations of the highest of modern living standards.

Historically built for large scale farm production by the Plymouth Cooperative Society in 1908, the buildings themselves are unusually large, particularly in width, allowing for the design of spectacularly spacious new homes, some up to around 2000 square feet.







## For your every convenience

Impressive craftsmanship and attention to detail throughout

In direct contrast to the traditional early 19th Century stone exteriors, luxurious fittings with sleek, modern design have been applied to the internal specifications.

Underfloor heating is a standard feature and quality oak joinery, from flooring to bespoke staircases, is abundant throughout. Individually designed

contemporary kitchens are stunning centrepieces, along with state of the art gas and electric fires and high quality bathroom fittings.

Wherever possible, preserved roof trusses and original internal features are retained to create a stylish fusion of traditional and contemporary.

Outside, this well planned and superbly landscaped development provides varying sized private gardens for each property, along with garaging and a truly generous amount of parking for all residents and visitors.

There are also large communal areas of peaceful recreational space with tree planting,

seating areas and fabulous views of the surrounding countryside and its wildlife.





## Hareston Farm History

When it was redeveloped as a rather late ‘model’\* farm over 100 years ago, Hareston became somewhat of a rarity at the time, having been bought by an organisation rather than a private landowner.

On top of that, it happened to be one of the first and most significant farms bought by the Plymouth Cooperative Society.

In its endeavours to provide and promote good food at fairer prices, The Society was experiencing rapid growth around the end of the 19th Century. In 1903 Plymouth Cooperative grocery vans began a door-to-door customer delivery service which proved hugely popular. In the same year the Society purchased Hareston Farm

(149 acres) to help with ever increasing demands. The redevelopment, primarily as a dairy farm, was completed in 1908.

The characteristic stone used in the construction of these barns, with brick and occasional granite dressings, reflects later 19th and 20th century architectural styles for agricultural buildings in this part of the Westcountry. These buildings replaced an earlier farmstead and evidence suggests that agricultural buildings occupied this site for a

couple of centuries before these relatively modern ones were built. Interestingly, It is probably also the location of one of two manor houses named ‘Harestana’ and mentioned in the Domesday book.

Not too far away from Hareston Farm, still lies the original Mansion House at Higher Hareston. Once undoubtedly connected to the Farm, it was built during the reign of King Henry VII (1485-1509) and itself enjoys a colourful history.



### An agricultural experiment

\*During the 1800's landowners of Britain carried out an agricultural experiment to develop working farms which researched and demonstrated improvements in agricultural techniques, efficiency and building layout. Education and commitment to improving welfare conditions were important considerations. The farm buildings were designed to be beautiful as well as utilitarian and of course, profitable.

## Location, location, location

Quick and easy access to the A38, yet all the joys of country living in one of Devon's most sought after locations.



Nestling in a beautiful wooded valley in the South Hams, less than 5 minutes off the A38 Devon Expressway, Hareston Farm is approximately 6 miles from the historic maritime city of Plymouth and 5 miles from Ivybridge and the nearest secondary school and railway station.

Few could argue over the merits of location here, literally sandwiched between Dartmoor National Park (roughly 20 minute drive away) and some of South



Devon's most unspoilt coastal attractions including Newton Ferrers, Noss Mayo and the superb beaches of Mothecombe and Challaborough.

Whilst falling within the Parish of Brixton, Hareston is arguably closer (just under 2 miles) to the small town of Yealmpton (pronounced "yam't'n") which offers a great array of amenities, including excellent pubs, a hotel and organic farm shops.



The area is steeped in local history and Yealmpton is in fact home to Mother Hubbard's Cottage, formerly the home of the housekeeper at nearby Kitley House who was the model for the character who appears in Mother Hubbard Rhymes written at Kitley and published in 1805.

It was also here at nearby Kitley Caves where the famous green marble was quarried... there is an arch of it at the British Museum.

*"There is nothing permanent here, even the woods bide their time."*

ANON.

*Taken from a marble plaque set into the south facing wall of one of the barns.*







## Minimising the impact

“Our countryside is precious and building responsibly in rural locations demands a high level of sensitivity on the part of any developer.”

*Ian Dennis*

IAN DENNIS | DART DEVELOPMENTS

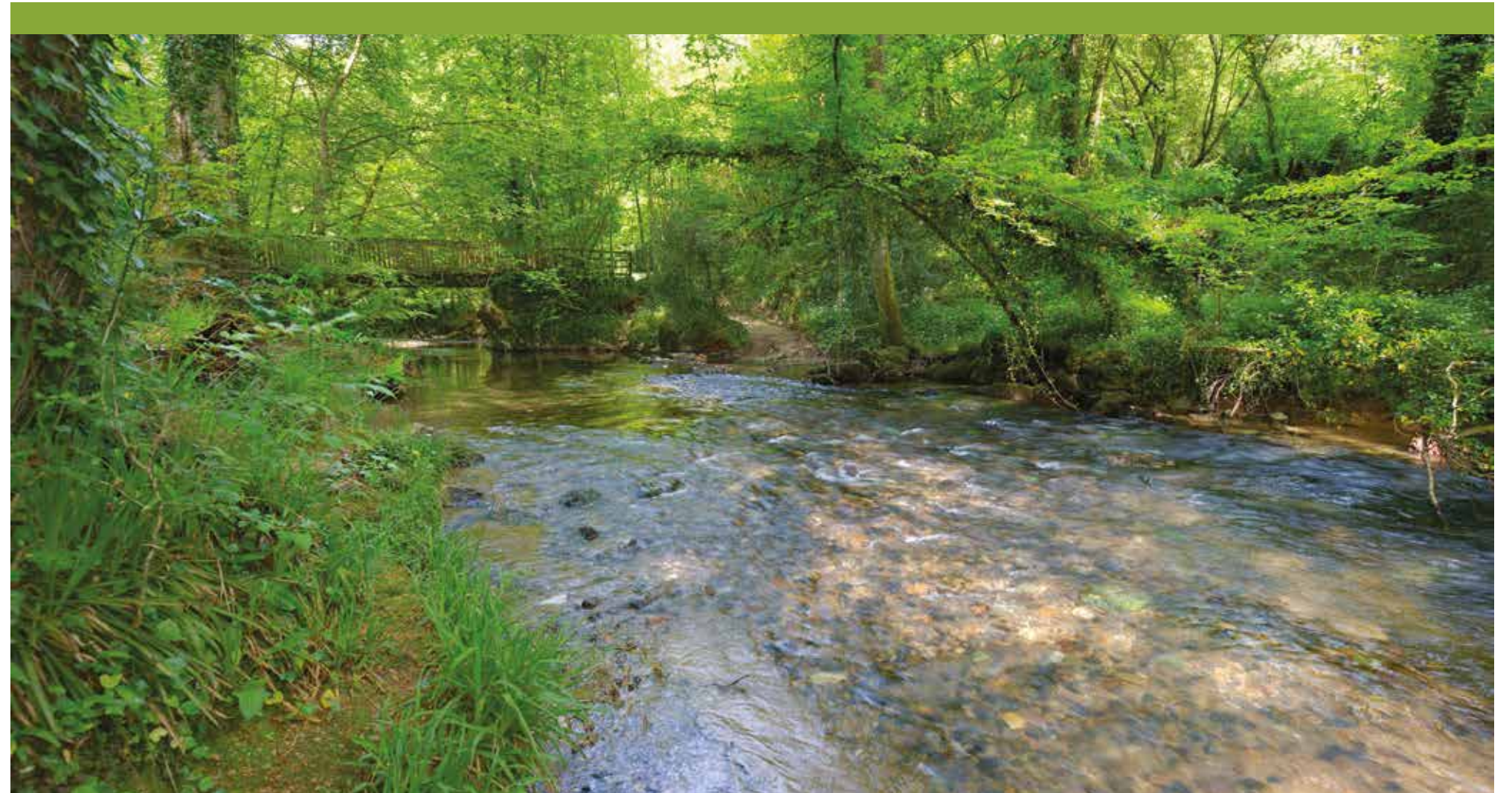
Looking after the environment at Hareston Farm has been a high priority whether through responsible building practices such as recycling material on site (e.g. for roads) or by producing thermally efficient houses with lower carbon footprints.

The developers have sourced local materials wherever possible and have adopted a policy of minimising the amount and type

of waste produced, as well as closely monitoring its disposal.

### It's not only people we're providing homes for...

Like so many other redundant buildings, these barns were home to bats, barn owls and many other species prior to them being converted into homes. Dart Developments has mitigated this loss of habitat by creating roost areas for bats and many nest boxes for various species of birds within this new development.





Award-winning developers Dart Developments specialise in the conversion of agricultural stone barns in to premium country homes.

When it comes to quality, there is no compromise.



Location is critical hence a huge amount of effort goes into finding suitable sites.

Since 1990 Dart Developments have converted over 80 redundant barns into superb family homes around South Devon.

In order to create homes with a special feel to them whilst incorporating practical living, we work very

closely with our architects prior to commencing building work.

Great design is key and all our homes are designed with the potential occupier in mind. With our barn conversions it is very much a case of traditional Devon style meets contemporary modern living.







## Specifications for modern day living



- ✿ Gas central heating
- ✿ Underfloor heating throughout
- ✿ Bespoke kitchens with fully integrated premium appliances
- ✿ Oak and glass staircases
- ✿ Luxury bathrooms finished with stylish modern tiling
- ✿ Heated towel rails
- ✿ State of the art gas or electric fireplaces
- ✿ Oak internal doors with brushed stainless steel door furniture
- ✿ High levels of insulation
- ✿ Hardwood flooring and carpets
- ✿ Exposed roof trusses wherever possible
- ✿ Bespoke hardwood double-glazed windows
- ✿ Fully cabled for satellite and terrestrial TV
- ✿ Varying size landscaped gardens
- ✿ Patios and hard landscaped areas
- ✿ Garaging and an abundance of parking
- ✿ 6 year warranty





## Site Plan

1 Bilberry	6 Damson	11 Whitebeam
2 Buckthorn	7 Rowan	12 Spindle
3 Rosehip	8 Wayfairing	13 The Piggery
4 Gallingale	9 Cowberry	14 The Pump House
5 Barberry Rose	10 Elder	

## 8 Wayfairing

Interesting dual aspect 3 bedroom barn conversion with spacious, open-plan living area and large private garden.

### First Floor



<b>Bedroom 2</b>	3.6m x 3.2m	11'8" x 10'5"
(plus en-suite)		
<b>Bedroom 3</b>	3.8m x 3.2m	12'5" x 10'5"
(plus en-suite)		

### First Floor



<b>Bedroom 1</b>	5.9m x 3.7m	19'4" x 12'1"
(plus en-suite)		

### Ground Floor



<b>Kitchen</b>	7.5m x 5.2m	24'6" x 17'1"
<b>Lounge</b>	11.9m x 5.3m	39'0" x 17'4"
<b>Cloaks / WC</b>		
<b>Utility</b>		

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## 9 Cowberry

Very spacious 3 bed barn conversion with large open-plan living space and private garden with sunny aspects.



### First Floor

Bedroom 1 (plus en-suite)	5.1m x 3.9m	16'7" x 12'8"
Bedroom 2	3.6m x 3.3m	11'8" x 10'8"
Bedroom 3	3.5m x 3.3m	11'5" x 10'8"



### Ground Floor

Living Area Cloaks / WC Utility	11.5m x 7.0m	37'7" x 23'0"
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## 10 Elder

Semi-detached 3 bed barn conversion with large open-plan living room with South facing private garden



### First Floor

Bedroom 1 (plus en-suite)	4.5m x 4.1m	14'8" x 13'5"
Bedroom 2 (plus en-suite)	3.4m x 2.9m	11'1" x 9'5"
Bedroom 3	4.4m x 2.3m	14'4" x 7'5"



### Ground Floor

Living Area Cloaks / WC	11.8m x 5.9m	38'7" x 19'4"
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## 11 Whitebeam

Spacious semi-detached 3 bed barn conversion with open-plan living space and south facing garden.



### First Floor

Bedroom 1 (plus en-suite)	4.7m x 4.4m	15'4" x 14'4"
Bedroom 2	4.4m x 3.9m	14'4" x 12'8"
Bedroom 3	3.3m x 2.8m	10'8" x 9'2"
Family Bathroom		



### Ground Floor

Living Area	13.9m x 4.4m	45'6" x 14'4"
Cloaks / WC		
Utility		

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## 14 The Pump House

A charming 1 bed detached barn conversion with large garden with decking overlooking it's own pond.



### First Floor

Bedroom 1 (plus en-suite)	4.0m x 4.0m	13'1" x 13'1"
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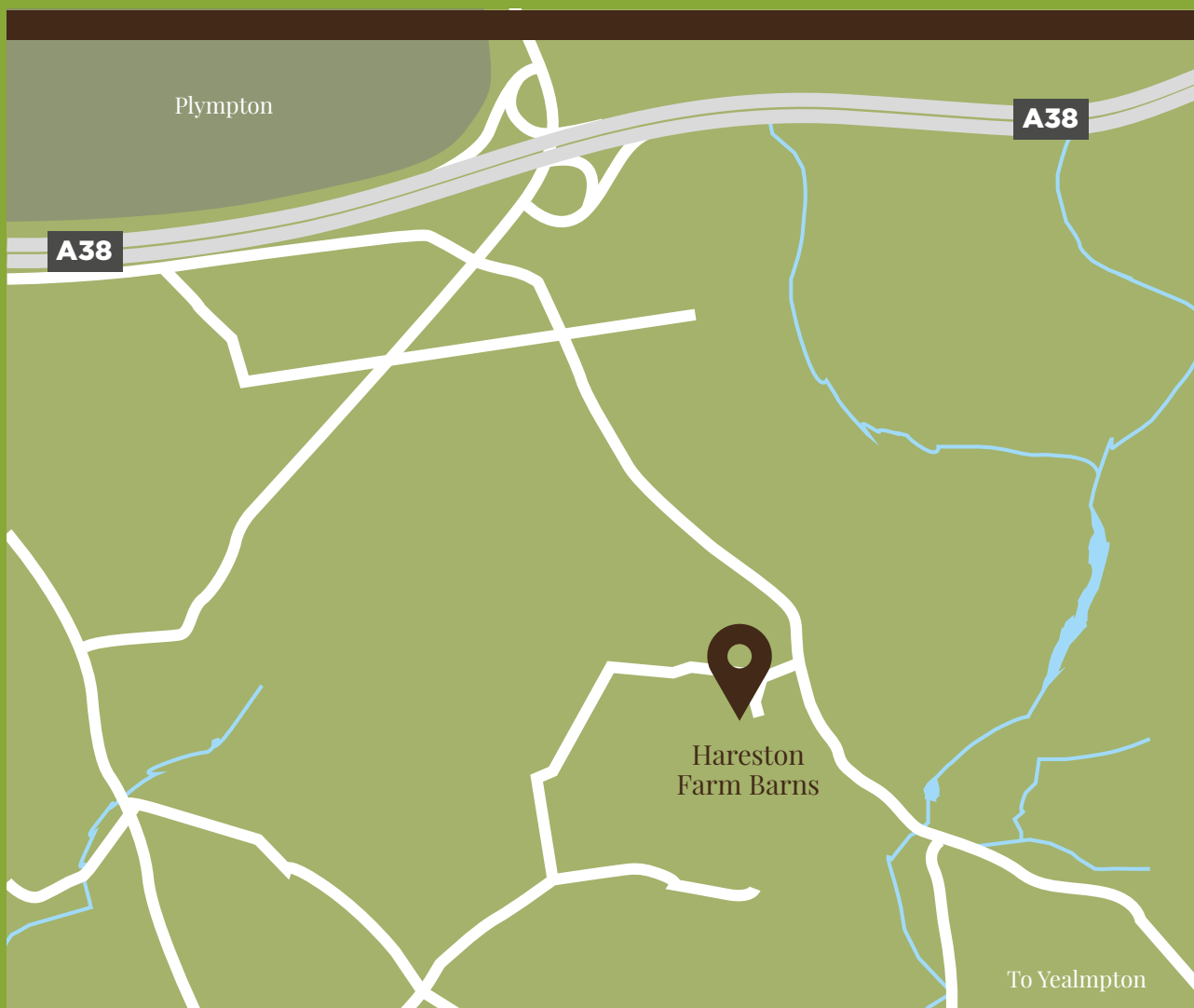


### Ground Floor

Kitchen	5.8m x 3.9m	19'0" x 12'8"
Garden Room	6.1m x 3.9m	20'0" x 12'8"
Cloaks / WC		

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## Directions & Location

Hareston Farm Barns,  
Yealmpton  
Plymouth  
PL8 2LD

1

From the M5 Exeter continue onto A38 (Devon Expressway) for approximately 38 miles.

2

Take exit at Deep Lane and turn left on the B3416.

3

Take another left turn (signposted 'Local Farms Only') as the road bares around to the right and follow signs thereon to Hareston.



**Dart Developments**  
QUALITY COUNTRY HOMES

Viewing strictly by appointment

**T: 01803 866575**

[www.dartdevelopments.co.uk](http://www.dartdevelopments.co.uk)

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