

INIGO



Jays Farm

ST GILES ON THE HEATH, DEVON

£1,300,000 FREEHOLD

Surrounded by 18 acres of private grounds, Jays is an enchanting Grade II-listed house close to the Cornwall-Devon border. It was built in the mid-19th century, a fact attested to by its textured walls, hardy slate flags and elegant sash windows. It spans over 2,940 sq ft across two storeys, with panoramic and bucolic views. Inside, a delicate balance is struck between old and new: a predominantly pared-back palette showcases the building's period bones and is occasionally offset by a playful accent. The house sits at the centre of expansive grounds protected by a collection of traditional outbuildings, including two large stone barns. There are also two apple orchards, listed as ancient, which have been lovingly restored by the current owners.

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Setting the Scene

St Giles-on-the-Heath is a small village nestled in the county of Devon, home to historic buildings, including the 13th-century St Giles Church, and several distinctive thatched cottages. Dartmoor National Park, as well as the Bodmin Moor and Tamar Valley Areas of Outstanding Natural Beauty, are all within striking distance. The wild north Cornwall Coast is also easily reached, while the South West Coast Path offers miles of walks with dramatic clifftop views and beautiful surfing beaches.

Constructed in 1851, Jays Farm was in recent years the subject of a careful renovation by the current owners, who undertook a full rewiring, updated plumbing, and restored the Delabole slate roofs. All works were carried out with sensitivity for the building's original character; as a result, the home has retained a wealth of original features, including slate flagstone floors, sash windows and stripped floorboards.



The Grand Tour

The secluded grounds are accessed over a charming granite bridge and beneath arching boughs of Oak, Beech, and Hazel. Gradually coming into view, the home's façade is of characterful stone, giving it a textured, timeworn quality. Its symmetry and harmonious proportions are expressed through a classic three-bay arrangement, with 16-pane sash windows, rising over two storeys and topped with a refurbished original delabole slate.

A short flight of steps leads to the front door, which is topped by a semi-circular fanlight and framed by wisteria and roses. Past the front door, entry is to a hall on the ground floor, with Cornish grey-painted walls and original slate flagstones. The agrarian fabric of the building is evident on arrival: generously proportioned rooms are arranged in a simple and functional square layout. Newer additions, including high-quality material interventions, have been slotted seamlessly alongside original features.

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The substantial dual-aspect kitchen and breakfast room revolves around a large Aga set within the chimney breast, complete with a laundry drying rack above. Traditional farmhouse units house the appliances and are topped by solid oak work surfaces sourced from Jays' own woodland, blending charm and functionality. Terracotta tiles and simple walls provide a refined, soothing backdrop. A romantic window seat in the dining area frames breathtaking views across the surrounding gardens.

There are two reception areas, flexible in nature and apt for use as sitting/dining spaces. The room behind the kitchen is bathed in light from a large shuttered window that overlooks the garden. A wood-burning stove is set within a substantial hearth and flanked by generous built-in shelving. Original slate flags run underfoot. The second living room is painted a bold Mimosa hue; it also has a fireplace, this time with a refined marble surround, and soft-toned floorboards underfoot.

The old dairy is an astonishing space, well-appointed to function as a workshop while providing easy connection to the outdoor spaces. The understated interiors revolve around a striking grey marble counter, with abundant shelving and space to store pantry items, tools, or pots of paint.

The generous central hall provides additional space for outerwear, along with a useful under-stairs cupboard. From here, the hallway guides towards the white-painted staircase, which rises to the first floor. A gently curved oak handrail traces its ascent. The first-floor landing has a double-height window, creating a well-lit space that provides passage to five double bedrooms, each finished in soft, delicate hues and with calming views over the garden.

The large shared bathroom is defined by pared-back interiors and plenty of natural light. A contemporary roll-top bath is complemented by an accent wall painted a striking Mexican Rose. An adjacent shower room, executed with a similar degree of refinement, can be accessed from the landing.

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The Great Outdoors

With 18 acres of private land, Jays Farm benefits from complete privacy and uninterrupted access to the outdoors, ideal for long walks, gardening and relaxing. The garden area around the house has been laid to lawn, featuring mature shrubs such as magnolias, azaleas, abundant roses and herbaceous borders. There are also dedicated areas for outdoor dining and lounging in the warmer months.

The gardens are planted with several established trees, including beech, pine, alder, elder, acer, willow, chestnut, cherry, and many oaks.

In the spring, the woods bordering the river Carey are filled with daffodils and primroses, as well as wild garlic, bluebells and native orchids. Expansive wildflower hay meadows adjoin traditional fruit orchards. The river, woods and pastures are home to foxes, badgers, deer, otters and are visited by barn owls and many other species of birds.

There is also a stone and delabole slated two-storey stable barn, in addition to an especially large mill and cider barn, also set over two storeys with adjoining former waterwheel house. Possibly the oldest building encompassed within the site is a cob barn, sensitively updated by a local specialist. A separate studio/workshop, set slightly further away, has concrete-block walls, concrete floors and large double access doors.

The outbuildings offer a brilliant and increasingly rare opportunity for further development. The barns, as they stand, bring a wonderful character and historical context to the site as a whole, and structually the buildings have been well-maintained over recent years, with newly restored roofs and carefully preserved stonework.

Out and About

St Giles on the Heath is a small village in Devon, a short distance from the county's border with Cornwall. As a result, it is perfectly poised to make the most of the region's exceptional landscape, from coast to countryside.

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For day-to-day amenities, the town of Launceston - once the ancient capital of Cornwall - is just a six-minute drive from the house, with essential amenities, several supermarkets and a Norman castle. The nearby towns of Tavistock and Okehampton are within easy reach, with a wide range of independent shops and well-regarded schools.

15 minutes' drive away, Coombes Head Farm in Lewannick has an exceptional award-winning, farm-to-table restaurant and occasional bakery morning events. Similarly, Hotel Endsleigh, part of the Pollizzi Collection, is a delightful spot for lunch, followed by exploration of the Repton-designed grounds. It also serves an exquisite afternoon tea and is a 20-minute drive away. Even closer to home, Tre, Pol and Pen farm shop and restaurant is a local favourite.

There is a primary school in the village, St Giles-on-the-Heath Community School. Launceston Primary School and Launceston College are two prominent institutions within the Athena Learning Trust. St Joseph's is a well-regarded independent school. Okehampton has a highly regarded secondary school and sixth form, Okehampton College. There is also an independent school in Tavistock, Mount Kelly Prep and College (a 30-minute drive away).

Exeter St Davids is a 45-minute drive, providing a regular direct service to London Paddington in two hours. Jays Farm is within quick and easy access to the A30.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.