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Barleycombe Farm - Lot 1, Avonwick, South Brent, TQ10 9EX

Superb smallholding in the South Hams with spacious 3
bedroom AOC bungalow and 16.96 acres

Edge of Dartmoor A38 Marley Head 1.5 miles South Brent 3 miles Totnes 8 miles

- Spacious bungalow (AOC) • Tranquil position • Convenient access to A38 •
- South facing pasture ground Outbuilding for livestock • In total 16.96 Acres •
- Further land lot available •

Offers in excess of £475,000

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bungalow with a wooded gully leading across to a second pasture field which together accounts for the majority of the acreage. In addition there is a small paddock close to the dwelling, with a pond at the end and partway down the drive is a Stable Barn (9.31m x 6.12m) with vertical timber cladding under a corrugated roof and double sliding doors giving access to the interior.

SERVICES

Lot 1: Mains water and mains electricity, private drainage to septic tank, bottled gas, oil-fired Rayburn. Lot 2: sub-metered mains water supply.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234 Email: customer.services@southhams.gov.uk.

TOWN & COUNTRY PLANNING

The property is subject to an Agricultural Occupancy Condition (AOC) further details of which are available from the agent.

ENTITLEMENTS

The farm has 8.59 Normal Entitlements (non-SDA) in total. The entitlements are available by separate negotiation. If the property is sold in lots the entitlements will apportioned. The purchaser(s) will take over the vendors cross compliance responsibilities and cover the cost of the transfer process.

The farm is subject to an Entry Level Stewardship (ELS) Scheme running for five years from 2010. As part of the purchase of the farm the purchaser(s) will undertake to take over the remaining term of the scheme.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

VIEWING

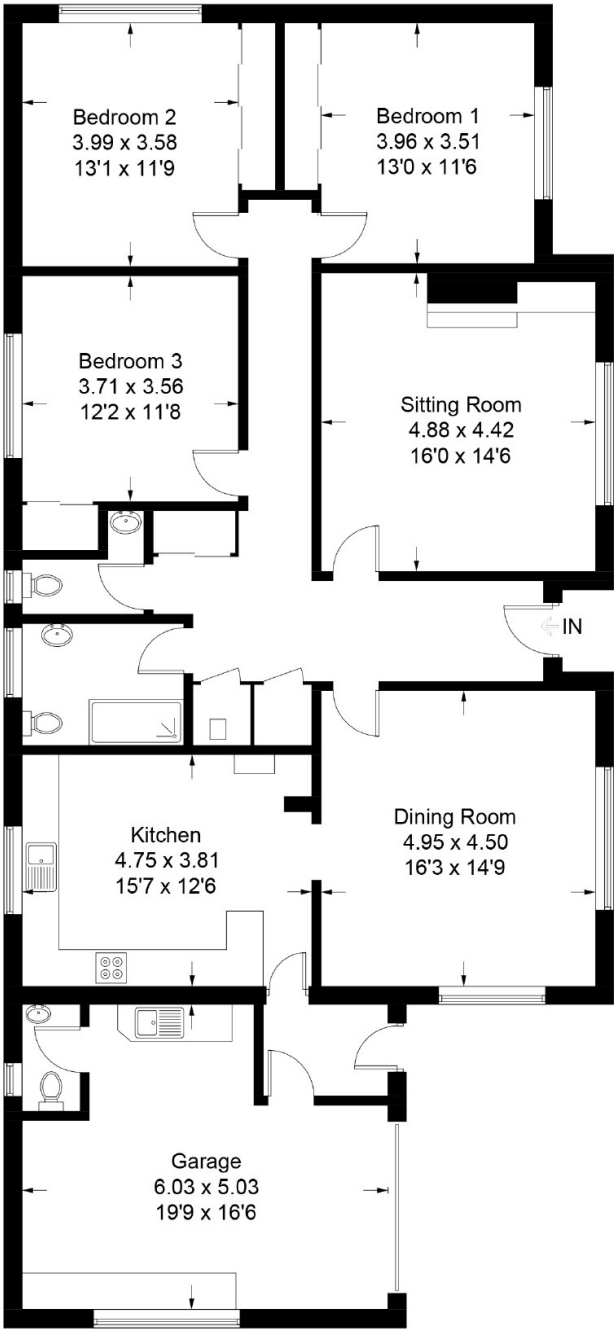
Strictly by appointment with Stags Farm Agency on 01392 680059. These particulars are a guide only and should not be relied upon for any purpose.

DIRECTIONS

From Totnes proceed on the A385 towards the A38. Upon reaching the roundabout at The Marley Head A38 junction there is a small turning to the left just before you join the slip road. Proceed up this road and continue to the right proceeding up the hill. Continue for approximately a mile and a half and the entrance to the private driveway can be located on the left hand side with a cattle grid. Proceed down the drive and the property can be located on the left hand side.



Approximate Gross Internal Area = 174.0 sq m / 1874 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID352659)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	