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01803 865454 | totnes@stags.co.uk

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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SITUATION

Barleycombe Farm enjoys a very pleasant rural setting with distant southfacing views, yet is only just over a mile from the A38 Marley Head Junction. Approached along a concrete access drive (shared with two other properties), the property has a quiet yet convenient location.

Dartmoor National Park and South Brent lie to the north with the village of South Brent offering a comprehensive range of facilities. South Brent is a thriving community and enjoys a wide range of shops, a health centre and both nursery and primary schools. There are all-weather tennis courts, a village recreation ground and football and cricket pitches depending on the season.

The bustling town of Totnes is approximately 8 miles away with its elevated Norman castle, a wide range of good local schools, a shopping centre, main line rail station to London Paddington and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. South Brent is conveniently located for the A38 Devon Expressway having excellent communications with Exeter to the north and Plymouth to the south.

DESCRIPTION

Barleycombe Farm is a prime example of a smallholding in the popular South Hams. In total there are just over 23 acres of ground, conveniently divided into three main pasture fields plus a further small paddock close to the property with an adjoining pond. The majority of the land has a southern aspect, as does the bungalow, with far reaching southerly views down the River Avon valley. The property is offered for sale as a whole or in two lots, as follows:-

Lot 1 The Bungalow (AOC), building and 16.96 Acres

The bungalow extends to 1,874 sq ft, and has a southerly aspect with part exposed stone/part rendered elevations, under a concrete tile roof,

with two natural stone chimney breasts and uPVC double glazing throughout.

The concrete drive, with natural hedge border to one side and sheep netting fence to the other allowing views across the fields, leads down to the bungalow which has a large car parking and turning area to the side, as well as a timber potting shed. To the left hand side of the front door and hall is an integral Single Garage with electric up and over door and also including a Utility Area with various base and wall cupboard units, sink, plumbing for washing machine, electric meter and Cloakroom. The Kitchen includes an oil-fired Rayburn as well as a double oven set within a range of kitchen units, stainless steel sink, integral dish washer and a four ring hob. An archway leads through to the Dining Room, which has a dual aspect with the main feature of the room being the wonderful south facing view down the valley, which is shared with the Sitting Room to the other side of the main entrance hall. The sitting room also has a feature stone fireplace with open fire, timber mantel over and shelving to side, as well as coving to the ceiling.

From the main hall there is access to the Three Double Bedrooms, all with sizeable built-in wardrobes. In addition there is a recently fitted & tiled shower wit pedestal wash hand basin ; Separate WC/Cloakroom and also doors to airing cupboard, boiler cupboard and cloaks cupboard, as well as a hatch to the loft space.

Outside, the property has a predominantly level garden area with lawn to the south side of the property which then stretches around to a separate are of lawn to the east. The front lawn slopes away to the south beyond the level area with a variety of attractive bushes and shrubs.

THE LAND

The land within Lot 1 extends to approximately 16.96 acres, including a large pasture field which reaches around around the rear of the



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.







The Granary, Coronation Road, Totnes, Devon, TQ9 5GN



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