



STAGS

Addislade Farm





Addislade Farm

Dean Prior, Buckfastleigh, Devon TQ11 0NA

Buckfastleigh 2.2 miles • A38 2.2 miles • Plymouth 22 miles • Exeter 28 miles

An historic, now derelict, Grade II* Listed farmhouse with traditional shippon, modern farm buildings & 116 acres of land

Lot 1: Farmhouse, traditional and modern farm buildings, pasture & woodland. In all 25.82 acres

Lot 2: 20.78 acres of pasture to the West of Addislade

Lot 3: 37.70 acres of arable and pasture land at Addislade Farm

Lot 4: 32.07 acres of arable and pasture land to the North of Moorshead

In all 116.37 acres (47.08 hectares)

For sale as a whole or in 4 lots



Lot 2

Stags Farm Agency
21 Southernhay West
Exeter
Devon EX1 1PR
Tel: 01392 680059
Email: farms@stags.co.uk

Stags
The Granary, Coronation Road
Totnes
Devon TQ9 5GN
Tel: 01803 865454
Email: totnes@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



stags.co.uk

Situation

Addislade Farm is situated within Dartmoor National Park and lies about two miles south west of the small market town of Buckfastleigh from which there is access onto the A38. The A38 runs between Plymouth and Exeter and provides communications to these main centres and beyond.

Dartmoor National Park provides a wide array of recreational opportunities on the doorstep with fantastic walking in Hembury Woods, riding and cycling on the open moor and kayaking and fishing on the River Dart. Amenities, professional services and a selection of individual shops, galleries and delis can be found in the nearby towns of Buckfastleigh, South Brent and Ashburton, and many of the region's finest beaches are within easy driving distance.

Introduction

Addislade Farm comes to the market for the first time in almost 60 years, having been acquired by the vendors from the Yarde Buller Estate in the early 1960s. Addislade Farm actually pre-dates the Domesday Book, and is believed to have been established as a smallholding in the 12th century.

The farmhouse is Grade II* Listed, and is believed to date in parts to Medieval times, with additional construction in the late 16th century. It is built of roughcast stone and rubble and is notable for its 'scantle' roof (a traditional method of roofing involving traditional peg & lime techniques), which has been the subject of an extensive restoration project in the last decade. The farmhouse itself is derelict, with no mains services connected and with part of the upper flooring missing. **Please take extreme care when viewing.** The property does however retain many original features including ancient oak beams and trusses, cobbles and fireplaces. Subject to a programme of renovation and modernisation, the farmhouse has the potential to become a fantastic historic family home.

Across the courtyard is a Grade II Listed barn known as The Shippon, which has potential (STP) for ancillary or alternative uses, as well as a range of modern farm buildings suitable for a mixed farming system.

The land at Addislade is a mix of gently sloping and level land suitable for mowing, grazing and some arable cropping.

Lot 1: Addislade farmhouse, The Shippon, modern farm buildings, pasture & woodland. In all 25.82 acres.

The Farmhouse

From the courtyard, a gate leads down a cobbled path to the covered Entrance Porch with bench seats. Front door opens into the Hall with doors off to Former Kitchen with feature inglenook fireplace, window seat and smoking oven and access to original spiral staircase (not in use). Doors off to Former Dairy with fireplace, and Former Pantry with door to outside. From the Hall door to Former Living Room with 2 fireplaces, 2 window seats and archway to Room A. Door to rear of property.

From the Hall a staircase rises to the first floor: **please take extreme care on the first floor as parts of the floor are missing entirely, and other parts are unsafe.** We advise accessing the first floor from the outside steps, which will allow you to view the upper floor more safely.

The first floor is essentially open plan with most partitions having been removed, and is currently divided into 4 large rooms.



Former Living Room



First Floor



The Shippon



Lot 3



Lot 4



Lot 4

Outside

Attached to the Farmhouse is a lean-to barn with granite pillars which is currently used for storage but could be adapted to create additional living accommodation (STP) if desired.

Adjacent to the farmhouse is 'The Shippon'; of stone construction with corrugated roof the barn has 5 ground floor openings, offering potential for conversion subject to necessary planning consents.

The Garden

There is a small garden to the front of the property, which is mostly laid to lawn. To the rear of the house is a large garden with some mature shrubs and a large lawn which enjoys wonderful views over the land and beyond to Dartmoor.

The Farm Buildings

Workshop (14.48m x 18.20m) concrete block and concrete / steel frame construction under a corrugated roof, with inspection pit. Enclosed area housing Rest Room x 2, wash room with WC, wash hand basin and shower.

Hay and Straw Barn (11.58m x 18.18m) concrete frame with concrete panel and clad elevations under corrugated roof.

Stable Block of concrete block construction under a corrugated roof, with five stables.

Covered Yard (13.56m x 31.60m) of steel portal frame construction with block and clad elevations under corrugated roof and internally fitted with grain store and loose housing.

Open fronted Cattle Shed (13.69m x 9.63m) steel portal frame construction under corrugated roof, with part concrete block and timber clad elevations.

The Land

The land surrounding Addislade farmstead is made up predominantly of grassland, with a small woodland area providing amenity and conservation appeal. The land is suitable for the grazing of livestock and horses and is easily accessible from the farm buildings.

Lot 2: 20.78 acres of pasture to the West of Addislade.

Four productive pasture fields providing excellent grazing and mowing land.

Lot 3: 37.70 acres of arable and pasture land at Addislade Farm.

An excellent block of pasture and arable land suitable for grazing and mowing of grass. The arable land is suitable for growing cereal and forage crops.

Lot 4: 32.07 acres of arable and pasture land to the North of Moorshead.

Two pasture, one arable and a small area of trees with a south-facing aspect. Good road access.

General Remarks

Services

Lot 1: no mains services are connected to the farmhouse. Private water supply from a spring situated in Lot 1. Private drainage installed but not connected. Mains electricity available to the farmhouse and shippon.

Lots 2, 3 & 4: no services connected.

Tenure

Freehold with vacant possession.

Access

Direct access from the public highway.

Designations

Addislade Farm is located within the Dartmoor National Park.

Rights of Way

There is an unmetalled road which runs through Lot 1.

Local Authority

Dartmoor National Park Authority - Tel: 01626 832092 / www.dartmoor-npa.gov.uk

Basic Payment Scheme

Entitlements will be made available.

Moorland Grazing Rights

Addislade Farm has common grazing rights on Dean Moor and the Forest of Dartmoor.

Planning

Addislade Farmhouse is Grade II* Listed and The Shippon is Grade II Listed.

Specific Rights

Addislade Bungalow will retain a water supply from Lot 1.

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

Holdover

A holdover may be required for this season's arable crops.

Wayleaves, Rights of Way etc

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.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farmhouse and farm buildings.

Viewing

Strictly by appointment with Stags Farm Agency on 01392 680059 or Stags Totnes Office on 01803 865454

Directions

From the A38 Dartbridge Junction take the B3380 heading south for about 1.75 miles passing through Buckfastleigh and Lower Dean, before reaching a No Entry slip road. Bear right to Upper Dean. Follow the signs to South Brent/Moorshead and continue for about 1.2 miles and at Clampitstill Cross turn right, signposted Moorshead. Continue along this road until reaching Moorshead Cross, then turn right. Proceed along this road for about 1/2 mile then at the first T-junction turn right and continue along this road for 1/4 of a mile. The entrance to Addislade Farm can be found on the left hand side.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.





