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Hallowell Ford,
Bere Ferrers, PL20 7LD

A frontline waterside home in need of complete refurbishment
standing in 1.6 acres

• Prime waterfront location • Extremely rare development opportunity • 1.6
acres • Direct water access • Potential Running Mooring • Outbuildings and
garaging • •

Offers in excess of £350,000

Cornwall | Devon | Somerset | Dorset | London

Situation

Perfectly positioned, with commanding south facing panoramic views over The Tavy Estuary, nestling above the banks of the River Tavy on the ever popular Bere Peninsula, rightly recognised as an Area of Outstanding Natural Beauty, and in the heart of The Tamar Valley, renowned for it's warm climate, clean bathing waters and air, rich in beauty and history.

Within a short stroll of the riverside village of Bere Ferrers, a pretty village with its own train service to and from Plymouth. It has a charming, old fashioned pub and historic riverside church. There is a Saturday Market in the village hall where one can buy local produce. Further afield is the market town of Tavistock and only a short drive away Dartmoor National Park and the historic Naval city of Plymouth, with all the amenities of a large modern city,

The area is an unspoilt and forgotten corner of Devon, with its green rolling hills, and deep meandering rivers fringed by ancient woodland. The area represents one of the finest lifestyle investments you can make, perfect for those who enjoy walking, riding and water sports, and is ideal for sailing enthusiasts, with a nearby sailing club and moorings. Close by is the well-regarded sailing and rowing club.

There is also a great boatyard offering moorings for deep draught yachts and providing access to some of the finest uncrowded sailing in the country.

Description

Hallowell Ford, requires complete refreshment or reconstruction subject to the necessary permissions. The house itself probably dates from the 1950s and is a traditionally constructed bungalow, extending to XXX square feet.

On the market for the first time circa 60 years, this really is a once in a lifetime opportunity to create your own waterside home, on one of the finest plots we have seen.

Accommodation

This detached bungalow offers a blank canvas, in a generous footprint, sat upon a generous sized plot extending to 1.6 acres in this truly stunning waterside location. The property will appeal to owner-occupiers and developers alike on the lookout for an incredible opportunity to create a desirable family home.

In front of the property is a largely timber constructed garage, and a traditional stone built barn with more recent block extensions; both offer further potential.



Gardens and grounds

The house sits on a plateau, well above the high-water mark, accessed from a quiet country lane. The majority of the grounds, which extend to 1.6 acres, is lower than the house and is traditional salt marsh. Surrounding the property are the formal gardens, which today are somewhat over-grown. Behind the house is a further level area with potential road access.

Method of Sale

The property is offered for sale by Informal Tender at 12:00pm midday Friday 29th September, unless sold prior. Parties wishing to submit a Tender must do so by 12 noon on the Tender date, using the form available through Stags upon request, and sent in a sealed envelope to Stags 34/36 North Hill, Plymouth, Devon, PL4 8ET. The envelope should be marked Hallowell Ford. Email offers will be acceptable, addressed to d.lewis@stags.co.uk

The vendor reserves the right to sell the property by Private Treaty prior to the Tender deadline, or to withdraw the property from the Tender process without warning, at any time. It should be noted that our clients do not undertake to accept the highest or any Informal Tender. Submitted Tenders must be for

a fixed sum of money and it is recommended that odd amounts should be considered to reduce the risk of identical offers.

Services

Private water and drainage, mains electricity

Directional notice

By Car

From Tavistock follow the A390 towards Gunnislake, when you reach the roundabout at Gulworthy follow the sign towards Bere Alston on the B3257, as you reach Bere Alston bear left, by the 'welcome to the village' sign. At the cross roads turn left and follow this road to the bottom, and when you see the water turn left, and you will see the gated entrance on your right.

By boat

Aim to arrive an hour and a half before HW Devonport, passing the historic dockyard and under the Tamar Bridge, heading north, green buoys mark the eastern bank. Before the river meanders turn to starboard paying particular note to your air draught under the Tavy railway bridge. Passing Bere Ferrers, follow the unmarked meander of the river and you will see the property in front of you due North.



Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft
Garage = 16.9 sq m / 181 sq ft
Garage / Stable = 34.1 sq m / 367 sq ft
Total = 155.7 sq m / 1675 sq ft

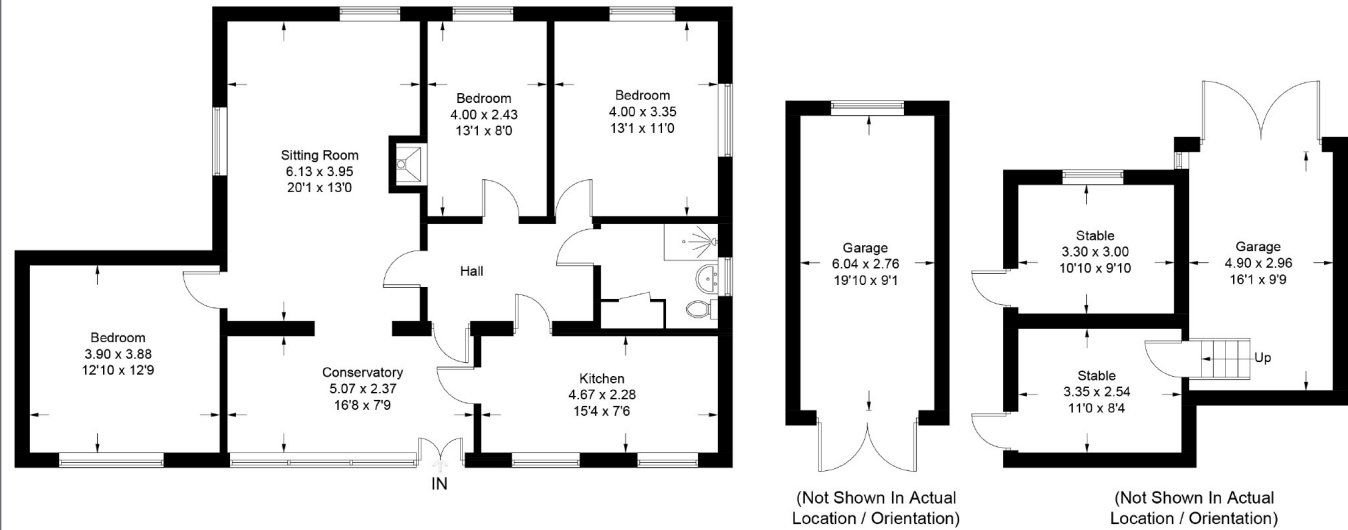


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