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BERE PENINSULA £1,895,000



# RUMLEIGH FARM

Rumleigh, Bere Alston PL20 7HN

A unique home with income in the heart of the Tamar Valley Area of Outstanding Natural Beauty

Substantial Period Farmhouse

Integral Converted Barn

Holiday Let

Substantial Events Barn

Established Events & Guest Accommodation Business

Outbuildings

Superb Grounds of About 17.7Acres (7.1 Hectares)

River Tamar Frontage, Quay & Slipway  
(Moorings Available)

Tavistock about 7 miles, Plymouth about 16 miles

**£1,895,000**



19 Fore Street,  
Bere Alston,  
PL20 7AA



***A unique and adaptable home with income, comprising a substantial period farmhouse, attached converted barn, holiday let and substantial events Barn as well as guest accommodation set in around 17.7 acres of delightful grounds running down to the banks of the River Tamar and with an established business as a wedding, events and live music venue.***

## **DESCRIPTION**

Set in the heart of the Tamar Valley Area of Outstanding Natural Beauty and World Heritage Site, this tranquil haven provides a delightful setting for this highly versatile property which is based on an historic farmstead with a characterful period stone farmhouse thought to date in parts from the late Thirteenth Century and with many Sixteenth and Eighteenth Century features. There is a converted adjoining barn which can be integrated into the main accommodation or used, as currently, as bed & breakfast/holiday accommodation. Both are set around a courtyard across which is a large former threshing barn used as a venue for weddings and music events. There is a further adjoining barn and to the rear of the courtyard is a detached high quality holiday let.

The property is set in truly delightful grounds of about 17.7 acres offering great variety and lovely walks down to the River Tamar with its own granite quay, floating pontoon, slipway and riverside cabin, ideal for the boating enthusiast as well as for wildlife. Floating deep water moorings are also available to rent. The extensive grounds include gardens, wood, orchards, pasture, streams and ponds and there is also a tractor shed.

This unique property offers prospective purchasers a choice of enjoying it as an extensive private family home with possibilities for multiple family occupancy or for concentrating on the holiday let business or to continue with the well-established existing business of weddings and live music events with guest accommodation and camping. Music acts who have performed have included George Ezra.

Further details of the business can be found on the property's website at [www.rumleigh.co.uk](http://www.rumleigh.co.uk).

## **SITUATION**

The property is set on the Bere Peninsula to the South of the market town of Tavistock which is approximately seven miles distant with its high street shops, supermarkets, state and independent schooling including Mount Kelly College. Plymouth lies to the South about fourteen miles away and can be reached by a minor railway line nearby, and which provides extensive facilities including a University, theatres and sailing as well as a mainline railway station and ferry port.

The nearby village of Bere Alston is about two miles distant providing local shops, a primary school and health centre and there are many sailing opportunities on the Peninsula including at Weir Quay boatyard nearby where moorings are available. The tidal river leading to the property's grounds offers boating opportunities from the property which has a mud slipway as well as a floating pontoon. The property is reached by a minor road giving access to a shared concrete lane of about one third of a mile which is owned by the property with rights of way to neighbouring properties and a public footpath. Set in the heart of the Tamar Valley AONB, there are delightful views in all directions, including into Cornwall and to the Calstock Viaduct.

There are many holiday destinations nearby, including National Trust properties at Buckland Abbey and Cotehele and also Morwellham Quay and The Garden House amongst many others. The Dartmoor National Park is within easy reach, lying just to the east of Tavistock.



## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

### FARMHOUSE

Believed to date from the Sixteenth Century and possibly from the late Thirteenth, this Grade II Listed stone farmhouse exudes history and character. It also has planning consent to add an oak frame extension.

#### ENTRANCE PORCH

Slate floor; glazed outer front door and period inner front door; stone walls; slate shelf to one side.

#### CLOAKROOM

Window to side; WC; butler sink; radiator; electric RCDs and switchboard.

#### ENTRANCE HALL

Slate slab floor; staircase to first floor; boarded ceiling with inset lighting; painted stone walls; understair storage walk-through cupboard.

#### SITTING ROOM

27' 2" x 14' 6" (8.28m x 4.42m) approximately plus alcove  
Impressive 9' ceiling height, an imposing room entered by three timber steps down from the main hall; two double glazed Georgian sash windows to courtyard with louvred shutters and deep wood window sills; part slate flooring; exposed stonework to one wall where there is a substantial granite fireplace, possibly dating from the Sixteenth Century, with woodburning stove; deep alcove; three recesses; radiator.

#### LIBRARY

11' 4" x 10' 3" (3.45m x 3.12m) maximum  
Window to garden; stone fireplace with bread oven and woodburning stove; wood parquet floor; radiator; built-in bookcases.

#### STUDY

19' 2" x 8' 9" (5.84m x 2.67m) maximum  
Dual aspect with three windows overlooking the garden; further door to the garden; parquet flooring; radiator.

#### LOBBY

Radiator.

#### WC

WC; pedestal hand basin; window to garden; radiator.

#### INNER LOBBY

Cupboard to one side; doorway to the courtyard; three steps up to an interconnecting door into "Yellowhammer", the attached barn conversion; walk-in linen cupboard with window and shelving.

#### DINING ROOM

18' 10" x 14' 5" (5.74m x 4.39m)  
Dual aspect room; Georgian sash windows with garden outlook; stone fireplace with woodburning stove; wooden flooring; radiator.

#### KITCHEN

12' x 11' 8" (3.66m x 3.56m)  
Two windows with garden outlook; stone fireplace recess within which is an LPG fired dual oven Aga; Belfast sink; built-in cupboards; range of kitchen units and shelving.  
Open to:

#### BOOT ROOM

13' 6" x 6' 9" (4.11m x 2.06m)  
Glazed door to garden and window.

**NOTE:** We understand that there is Planning Consent to build an extension adjoining the Boot Room to provide a contemporary oak-framed and glazed room.

#### UTILITY ROOM

13' 11" x 11' 8" (4.24m x 3.56m)  
Four steps down; window to garden; fitted kitchen units; radiator; built-in cupboard.

#### INNER UTILITY ROOM

6' 3" x 6' 3" (1.91m x 1.91m)  
Window; radiator; ceramic sink; plumbing for washing machine.

#### FIRST FLOOR:

#### LANDING

Part-exposed and part-painted floorboards; exposed roof A-frame timbers; two radiators.

#### BEDROOM ONE

27' x 15' 1" (8.23m x 4.6m) (Plus alcove)  
An impressive master bedroom suite with high vaulted ceiling and exposed roof A-frame timbers; part boarded ceiling; two windows to the courtyard; deep alcove to rear with stone mullion window; part-exposed stone wall; exposed floorboards; two radiators.

#### ENSUITE BATHROOM

14' 8" x 10' 6" (4.47m x 3.2m) approximately  
Triple aspect windows to the garden and view; twin hand basins in vanity unit; freestanding enamel bath; walk-in shower; WC; bidet; extractor fan; linen cupboard.

## YELLOWHAMMER



### BEDROOM TWO

10' 7" x 10' 6" (3.23m x 3.2m)

Sash window to courtyard; radiator.

### BEDROOM THREE

11' 10" x 10' 7" (3.61m x 3.23m)

Window to courtyard; radiator; exposed floorboards.

### ENSUITE SHOWER ROOM

Tiled floor and walls; WC; contemporary handbasin; tiled shower cubicle; extractor fan; WC.

### FAMILY BATHROOM

9' 10" x 7' 10" (3m x 2.39m) approximately

Window to garden; exposed floorboards; WC; enamel bath; pedestal handbasin; deep shelf; tiled shower cubicle; radiator.

### BEDROOM FOUR

11' 10" x 11' 9" (3.61m x 3.58m)

Window to garden; loft hatch; two recesses.

This Grade II Listed attached converted barn adjoins the farmhouse via an interconnecting door and can be used as either integral to the main accommodation or, as currently, where the vendors are using it as Bed & Breakfast/guest accommodation.

### SITTING/DINING ROOM

45' 1" x 14' 8" (13.74m x 4.47m) overall

An impressive open plan dual aspect room with contemporary lighting and a number of windows to both sides; wooden sills; part glazed entrance door to the garden, dining area with raised wooden floor; window to courtyard; radiator; two steps up to kitchen and a step down into the sitting room; two windows to the garden and two windows to the courtyard; stone fireplace with Dovre woodburning stove; two radiators; staircase to first floor.

### KITCHEN

14' 2" x 10' 6" (4.32m x 3.2m)

Glazed patio doors to the garden and access to the gravelled seating area; radiator; inset lighting; fitted with a range of kitchen cupboards with worktops and shelving over; inset one and a half bowl sink; five hob LPG gas fired Rangemaster cooker; part-tiled walls; space for dishwasher; extractor hood.

### PORCH

7' 4" x 4' 8" (2.24m x 1.42m)

Part-glazed stable door; radiator; coat hooks.

### UTILITY/WC

WC; handbasin; extractor fan; radiator; cupboard and recess with space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR:

#### LANDING

Double glazed window to courtyard; radiator; painted roof timbers; smoke alarm.

#### BEDROOM ONE

15' 1" x 11' 2" (4.6m x 3.4m) (Plus lobby area)

Dual aspect double glazed window to courtyard, gardens and view beyond; radiator.

#### ENSUITE SHOWER ROOM

Tiled shower cubicle; pedestal hand basin; WC; towel radiator; extractor fan; tiled floor.



### **BATHROOM**

Window to garden and view; radiator; pedestal handbasin; WC; extractor fan; radiator; bath with shower over; two cupboards housing hot water tank with immersion heater; loft hatch. Currently used as the guest bathroom for Bedroom Two.

### **BEDROOM TWO**

14' 8" x 10' 2" (4.47m x 3.1m)

Double glazed window to garden with view; panelled boarding to two walls; radiator.

### **BEDROOM THREE**

15' 5" x 12' 2" (4.7m x 3.71m) (Plus entrance corridor)

Window to courtyard; double glazed doors with handrail; exposed roof timber A-frames; radiator.

### **ENSUITE SHOWER ROOM**

Tiled double shower cubicle; WC; pedestal handbasin; extractor fan; towel radiator.

## ***DRAGONFLY (HOLIDAY LET)***

A detached single storey barn conversion used for either holiday let or for Bed & Breakfast accommodation at present. Electric underfloor heating; wooden double glazed windows. The property is attached to further outbuildings offering potential for further accommodation.



### **LIVING/DINING/KITCHEN**

22' 7" x 10' 11" (6.88m x 3.33m)

An open plan room with triple aspect patio doors out to a private gravelled terrace; hardwood flooring; vaulted ceiling with exposed timbers; skylight.

### **KITCHEN AREA**

Range of floor and wall mounted kitchen units with worktops over; LPG gas hob; one and a half bowl inset monobloc sink; built-in dishwasher; built-in fridge and freezer; skylight.

### **BEDROOM SUITE:**

#### **ENSUITE BATHROOM**

7' 6" x 5' 7" (2.29m x 1.7m) (Plus cubicle)

Skylight window; hardwood flooring; contemporarily fitted with suite of handbasin, WC, bath, double shower cubicle in recess; extractor fan; vaulted ceiling with exposed timbers; extensive use of tiles and wood

#### **BEDROOM**

10' 11" x 10' 3" (3.33m x 3.12m) (Plus corridor)

An airy room with high vaulted ceiling; skylight window, window to garden and feature window revealing arrow-slit; built-in wardrobe.

## ***THE BARN***

Once a former threshing barn, this Grade II Listed spacious building is currently used as a venue for weddings and for live music as well as other events. It is constructed of stone elevations with a slate roof, has a high 21 foot high ceiling and is approached by steps from the courtyard and/or from the sunken terrace at the other side. It is attached to Swallow Barn and has Planning Consent for converting into a five bedroom holiday let.

### **MAIN BARN**

69' 4" x 16' 11" (21.13m x 5.16m) approximately

An impressive venue area with concrete floor and full height to the roof timbers. Double wooden doors give access from steps in the courtyard and further glazed doors lead to a sunken terrace to the rear with steps up to the drive and grounds. There is a woodburning stove to one end and a bar area in one corner, and above the bar area is a first floor mezzanine gallery (17' 8" x 9' 6") with a space heater. In the area behind the bar is a rear lobby with two hand basins and three WC cubicles.

### **TAP ROOM/WATER TREATMENT ROOM**

15' 7" x 14' 3" (4.75m x 4.34m)

Adjacent to the Barn with two large water tanks; water treatment for the private water supply to the house and barns; equipment for the bar.

## SWALLOW BARN

34' 6" x 17' 6" (10.52m x 5.33m)

Attached to the Main Barn and also Grade II Listed, this is open to one side and has Planning Consent to be converted into a training or meeting room.

### **OUTSIDE:**

#### **DRIVE AND ACCESS**

The property is reached by its own private concrete road with rights of way to neighbouring properties and along which runs a public footpath but which does not cross the property apart from the bottom field to the river. The access is by right of way of about one third of a mile which leads into a number of entrances into the property and a gated entrance into the courtyard by the farmhouse as well as an adjoining parking area and leading on to gated access into the fields. At the top of the property is a further drive and adjoining parking area beyond which is an area used for occasional guest camping.

#### **GARDENS AND GROUNDS**

In total the property extends to about 17.7 acres (7.0 hectares), lying in a single block with various terraces and gravelled areas outside the farmhouse and barns with various seating areas including a sunken terrace adjoining the main venue barn. The farmhouse gardens have a stream to one side which runs down towards the river and there is an extensive level area once thought to have been an outdoor riding arena and is occasionally used for marquees for weddings. There are various areas of plantings and lawns with a wide variety of trees and shrubs, gently sloping down towards a large pond with jetty. From here paths lead on down through woodland adjoining the stream, down to the river. Above the woodland area to one side is an extensive young planted orchard with a variety of fruit trees.

#### **PASTURE**

There are two main enclosed fields leading down towards the river with well fenced and hedge boundaries with about 9 acres of grazing, in addition to the orchard area of about 2.6 acres and woodland of about 1.5 acres providing varied wildlife habitats. Towards the river there is an area of natural tidal woodland.

#### **RIVER TAMAR AND PONTOON**

The attractive river bank area has a number of trees and level grass, and to one end is a mud slipway leading down to the river. There is a wooden summerhouse/ riverside cabin with deck to the front making a delightful area from which to enjoy the location and views across the river and is an ideal place for barbecues and picnics. To one side of this is a granite quay and access to a floating pontoon giving tidal access to the river and will be of interest to boating enthusiasts. The owners currently rent two adjacent floating moorings.

#### **SERVICES**

Private water supply, mains electricity, private drainage. LPG gas fired central heating and hot water to the Farmhouse and Yellowhammer. Electric underfloor heating to Dragonfly.

#### **OUTGOINGS**

We understand the Farmhouse is in band 'G' for Council Tax purposes.

#### **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606 (Bere Alston Office) or 01822 612345 (Tavistock Office).

#### **DIRECTIONS**

From Tavistock take the A390 signed for Gunnislake and Callington. On coming to the Gulworthy mini-roundabout turn left signed for Bere Alston on to the B3257. Continue on this road for approximately 3.5 miles, taking the right turn signed for Tuckermarsh and Rumleigh. Continue down the hill, staying on the road for 1.2 miles and turn right into the private shared access road signed for "Rumleigh Farm" and "Rumleigh House". Stay on this track for about 0.3 mile and turn left into the courtyard entrance, parking by the Farmhouse.

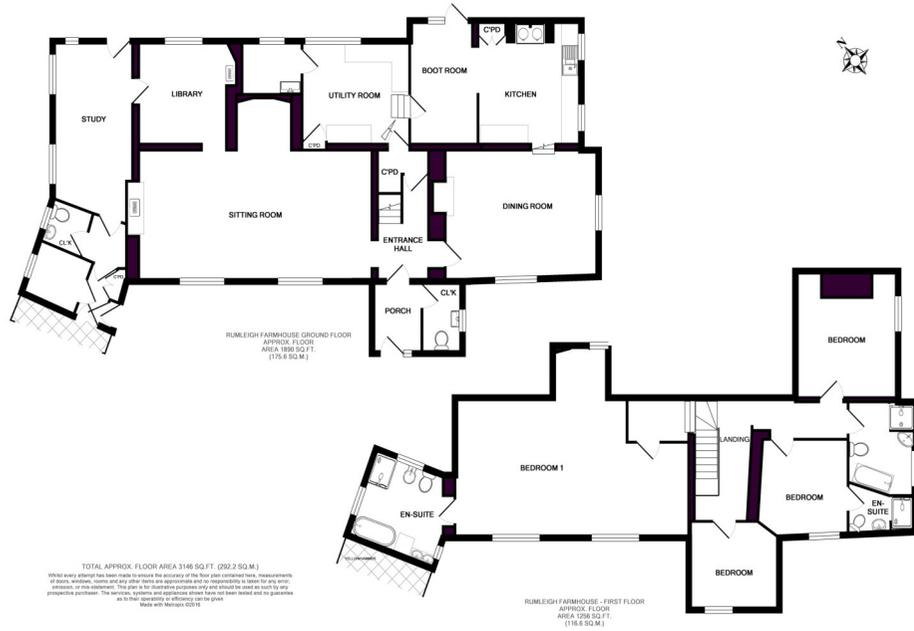




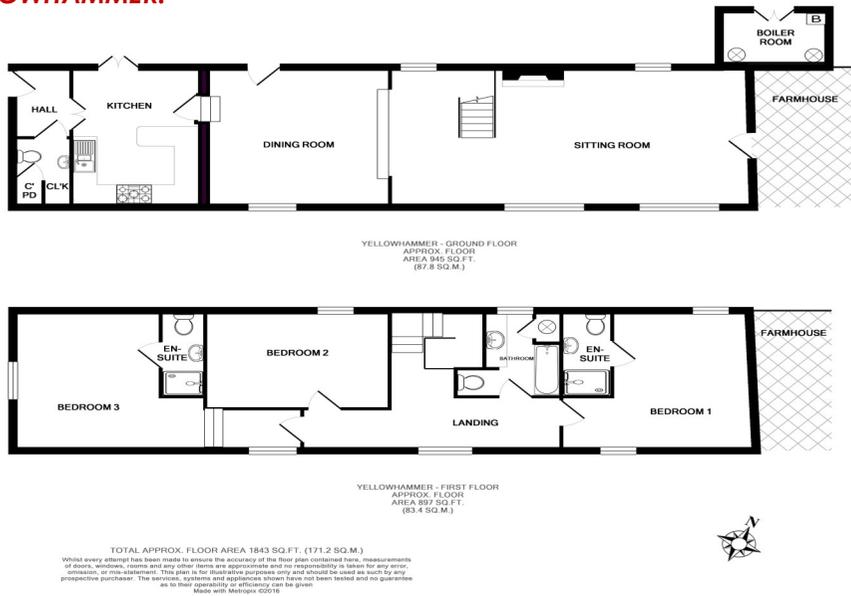


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**FARMHOUSE:**



**YELLOWHAMMER:**

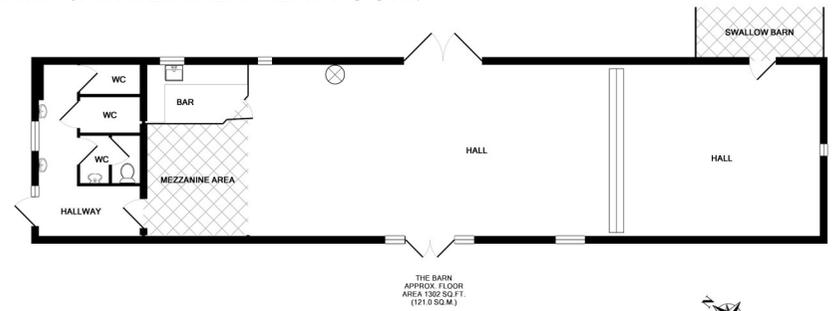


**DRAGONFLY:**

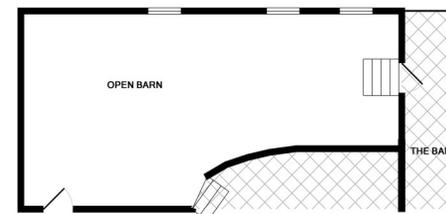


**Dragonfly : EPC Rating to be confirmed**

**BARN & WATER TREATMENT ROOM:**



**SWALLOW BARN:**



**FLOORPLANS**

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