

Kellybeare Farm

STAGS







Kellybeare Farm, Kelly

Lifton, Devon, PL16 0HQ

Launceston 5.6 miles - Tavistock 9.6 miles - Plymouth 24 miles

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A truly special opportunity to acquire an impeccably well-presented Devonshire country residence set adjacent to approximately 19 acres of productive pastureland and enjoying the space, tranquility and freedom that country living has to offer.

- Sympathetically Extended 17th Century Farmhouse
- Approximately 19 Acres in All
- Brilliant Range of Useful Outbuildings
- Formal Lawns and Kitchen Gardens
- Tenure: Freehold
- Fantastic Income Potential
- Stunning Countryside Views
- Peaceful yet Accessible Rural Location
- 5 Bedroom Farmhouse (4 En-Suites)
- Council Tax Bands: G, C and A

Guide Price £1,500,000

Stags Launceston

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SITUATION

The property is situated between the village of Lifton and the small hamlet of Kelly, in the heart of the rolling West Devon countryside, almost equidistant between the dramatic landscapes of Bodmin Moor and Dartmoor National Park. The nearby village of Lifton offers a good range of local amenities, including a village post office and store, county primary school, doctor's surgery, petrol station and public houses. More comprehensive shopping, commercial and recreational facilities are available in the market town of Launceston roughly 5.6 miles away and the historic Devon Stannary town of Tavistock, approximately 9.6 miles. The area is also well served by a choice of independent schooling, including St Joseph's School in Launceston and Mount Kelly Preparatory School and College in Tavistock.

DESCRIPTION

An impressive 17th-century farmhouse offering a wonderful blend of period charm, generous accommodation and an enviable rural lifestyle. The Farmhouse is understood to have been originally constructed of stone and cob and has been sympathetically extended by the current owners. Re-roofed in 2009 the property now offers an impressive five bedroom farmhouse with four ensuite bedrooms, showcasing a wealth of original character features along with modern conveniences such as aluminium windows and stylish bronze corner windows in the principal bedroom. Combining a beautiful farmhouse with two separate barn conversions and a one bedroom studio annexe, the property offers exceptional flexibility, ideally suited to holiday letting or those looking to create income-generating opportunity. Likewise, the properties would lend themselves perfectly to multi-generational living subject to the necessary consents. Outside, the property enjoys stunning countryside views, attractive formal lawns, approximately 19 acres of productive pastureland and an excellent range of useful outbuildings. Combining a peaceful yet accessible rural setting with character, space and considerable versatility, this is a truly special country property offering a wealth of possibilities for its next owners.

THE FARMHOUSE

A glazed entrance reception with oak detailing provides access to the main accommodation, with steps rising to the utility room and separate laundry. The inner hallway retains a number of traditional features and leads to a ground floor office, served by an en-suite bathroom and separate shower, which could also be used as an additional bedroom if required. The principal reception accommodation comprises a kitchen, sitting room, orangery and separate snug. The kitchen is fitted with an oil-fired Aga, electric oven, induction hob, dishwasher and refrigerator, and opens through to the sitting room. Character features include slate flooring, exposed beams and a stone fireplace housing a wood-burning stove. Steps lead down to gorgeous hardwood orangery, a stunning reception room versatile all year-round with doors opening to the gardens, terraced seating areas and complete with underfloor heating and a contemporary gas fired stove. A separate snug provides a further reception room with a fireplace housing a woodburning stove, with a separate cloakroom off the hallway that completes the ground floor accommodation.

A wide staircase leads to the first floor, where the principal bedroom suite benefits from glazed detailing, a walk-in wardrobe with fitted shelving and safe, and a picture window enjoying views over the surrounding countryside. The en-suite facilities comprise a freestanding copper-style bath, large shower enclosure and wash basins, together with a separate WC. Bedroom two is a generous double with traditional and roof windows and an en-suite shower room. Bedroom three is dual aspect, with roof lighting and its own en-suite shower room. Bedroom four is situated opposite the family bathroom, which is fitted with a spa bath and shower over. A further staircase leads to an attic room, providing useful additional space suitable for hobbies or office space.

THE COWSHED

A spacious 3 bedroom barn conversion with inverted accommodation, accessed via steps directly from the parking area into the first floor open plan accommodation. Comprising a spacious kitchen, sitting and dining room, the barn has been thoughtfully converted to take full advantage of the natural light and far-reaching views with a floor-to-ceiling picture window framing an impressive outlook across the Tamar Valley towards Bodmin Moor in the distance. The ground floor provides three bedrooms, comprising a principal bedroom with en-suite shower room, a further double bedroom and a single bedroom. The latter two are served by a family bathroom. Accessed independently and completely separate to the main accommodation, the property benefits from its own driveway providing parking for two vehicles, together with a raised patio and lawned garden. The property retains a number of character features with a mixture of uPVC and wooden windows, serviced by biomass central heating and supplemented by a wood-burning stove.

THE BARN

The Barn provides two-storey accommodation, with a combination of traditional wooden windows. The ground floor comprises a characterful sitting room with feature fireplace housing a gas burner with an open plan to the kitchen/diner which is fitted with a range of freestanding appliances including an electric/gas oven, under-counter fridge and dishwasher. On the first floor are two double bedrooms, the principal with en-suite bathroom, together with a separate family shower room. The property is approached via a gravelled driveway with private parking for two vehicles, along with an allocated small lawned garden, offering excellent potential for use as an annexe or holiday let.













THE STUDIO

Positioned overlooking the formal lawned gardens is a stylish two-storey studio providing a wonderful self-contained retreat. The ground floor offers an open plan kitchen/dining/living space with wood burner and modern fitted kitchen including a built in electric oven and refrigerator, with double doors opening to the garden. A well appointed shower room serves the ground floor, while the mezzanine level above provides a light filled bedroom area with roof windows.

OUTSIDE

The principal gardens lie to the south of the farmhouse and are predominantly laid to lawn, interspersed with mature trees and established shrubs, providing a good degree of privacy and shelter. A paved terrace at the front of the property enjoys views over the gardens and far reach countryside views in the distance. There is a productive kitchen garden with raised beds, an established orchard and a detached stone summerhouse complete with heating (via woodburning stove), cloakroom facilities and a decked terrace with hot tub.

The property extends to approximately 19 acres in all, comprising a number of well-drained, predominantly south-facing pasture enclosures, all securely fenced and enjoying fine rural views. A substantial courtyard to the rear of the farmhouse provides access to an extensive range of barns and garaging, including a plant room, woodchip store, roller-door garaging and a larger barn incorporating an upper hobbies area, with ample space for machinery and larger agricultural equipment. An additional space at the end of the sweeping driveway offers a double garage, large store, two loose boxes and a double carport. Extensive hard standing provides additional parking and storage for vehicles, boats, caravans and motorhomes. The range of outbuildings offers considerable versatility and potential for a variety of alternative uses, subject to the necessary consents.

SERVICES & ADDITIONAL INFORMATION

Mains water and electricity. Private drainage via sewage treatment plant serving all properties (installed approx. 2022/23 and last emptied Oct 2026). Central heating too all properties via an RHI Approved BioMass boiler installed in 2011. Privately owned solar panels 4.6kw system, installed approx. 2011 with benefit of FIT. It is understood that The Cowshed and The Barn were originally converted under planning approval for holiday use and The Studio is for annexed accommodation to the main house. For further information please contact Stags Launceston. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Additional photos available on request.

HOLIDAY COMPLEXES

Whilst not currently operated as a holiday complex, the property's accommodation, extensive surrounding pastureland and stunning rural setting offer considerable potential for those looking to generate an income from holiday letting or develop a lifestyle business. For further information or professional advice, please contact our dedicated Holiday Complex Team on 01392 680058 or email holidaycomplexes@stags.co.uk.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the A30, proceed into the centre of Lifton passing the Arundell Arms Hotel and Post Office on the left. Proceed towards Tinhay and take the first right-hand turning signposted Tavistock and Chillaton. Cross the bridge and take the second right-hand turning onto a single-track road. Continue for approximately 1 mile, where the entrance to Kellybeare Farm will be found on the left-hand side.

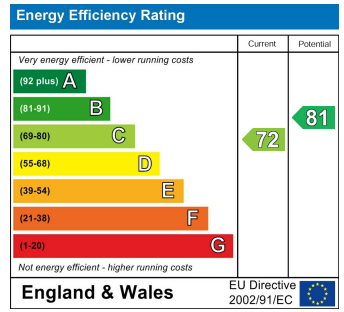
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Main House Area 4080 sq ft - 379 sq m
(Excluding Farmhouse, Cow Shed, Barn, Studio & Outbuilding)

Farmhouse Area 3193 sq ft – 297 sq m
Cow Shed Area 1254 sq ft – 117 sq m
Barn Area 1227 sq ft – 114 sq m
Studio Area 715 sq ft – 66 sq m
Outbuilding Area 412 sq ft – 38 sq m



For Identification only – Not to scale



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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