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Dear Sir or Madame

The Kersworthy Estate, Boyton, Launceston, Cornwall PL15 8NU

The Kersworthy Estate is an exceptional estate with a splendid, secluded farmhouse, second dwelling, excellent range of traditional and modern buildings, all set within 369 acres of farmland.

Having sold Lot 4, we are offering the remainder for sale as a whole, with a guide of £3,570 million, or in the following lots:-

- Lot 1: Kersworthy Farm - Grade II Listed 6 bedroom house, extensive range of traditional farm buildings, in all 30.33 acres - Guide £1,545,000
- Lot 2: Buttern Farmhouse - 4 bedroom house, with letting chalet, attractive views, 2.80 acres - Guide £370,000
- Lot 3: Buttern Farm - Well equipped commercial dairy and arable farm with extensive range of modern buildings, and versatile grassland and arable land. In all 138.21 acres - Guide £1,150,000
- Lot 4: SOLD: Land West and South of Kersworthy Farm - Productive pasture in a private position bordering two streams. In all 119.42 acres - Guide £765,000
- Lot 5: Land to the East of Kersworthy Farm - Accessible and relatively level pasture and arable land. In all 77.5 acres - Guide £505,000

If you would like further information, or wish to arrange a viewing, please do not hesitate to contact the Launceston Office on 01566 774999.

Yours faithfully

Andrew T Ranson MRICS FAAV
Associate Partner
Stags Farm Agency



The Kersworthy Estate

Boyton, Launceston, Cornwall



The Kersworthy Estate

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Launceston/A30 10 miles • Bude 11 miles • Exeter 51 miles

Exceptional estate with splendid, secluded farmhouse, second dwelling, excellent range of traditional and modern buildings, all set within 369 acres of farmland

- Privately situated 6 bedroom Grade II Listed main house
- Courtyard and range of other traditional barns with potential (STP)
- Additional 4 bedroom farmhouse with far reaching views
- Extensive range of dairy/livestock buildings
- Highly productive commercial grassland and arable land
- Nestled in attractive undulating Cornish countryside with easy access to A30

In all 369.11 acres (149.38 hectares) and available as a whole or in up to 5 lots

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Situation

The Kersworthy Estate is nestled in attractive Cornish countryside just to the north of Launceston. The two farms that make up the estate enjoy a private yet accessible location. Kersworthy farmstead has a very secluded position at the end of a long driveway and is surrounded by its own land with no nearby neighbours. Buttern Farm lies closer to the road, adjoining Kersworthy Farm. The Estate enjoys far reaching views, approximately mid-way between the well serviced towns of Launceston and Bude. Both towns offer a comprehensive range of shopping, leisure and health facilities, numerous local golf courses and sports clubs. Primary schools are to be found at Werrington, secondary schooling at Launceston, whilst independent schooling is available at Launceston, Shebbear, Plymouth, Truro and Exeter.

The spectacular North Cornish coast is some 10 miles to the west, offering abundant recreational opportunities whether it be cliff top walks or extensive sandy beaches, surfing or sailing. Alternatively

nearby Dartmoor or Bodmin Moor offer a range of outdoor pursuits. The local area is also renowned for its shooting and fishing. Launceston provides mainly dual-carriageway links to the cathedral cities of Truro and Exeter. Exeter offers a superb range of shopping facilities, together with main line train services to London Paddington, an international airport and access onto the national motorway network.

Introduction

The Kersworthy Estate comprises Kersworthy Farm and Buttern Farm.

Kersworthy Farm includes a beautifully presented, Grade II Listed period farmhouse, probably dating back to the late 16th Century. To the rear of the property there is a stunning, mainly 2 storey, brick built

courtyard, a substantial detached traditional linhay barn, an open-fronted cart shed, all with potential for alternative uses (STP), as well as a large modern style farm building. The farmstead is surrounded by attractive gently undulating pasture.

Buttern Farm meanwhile, is an excellent commercial dairy and arable farm which includes a 4 bedroom farmhouse with stunning views, a well-equipped and extensive range of modern style farm buildings, a small woodland, some highly productive grassland and arable land.

In all the estate extends to approximately 369.11 acres (149.38 hectares) and is offered in the following lots (although alternatives may be considered).



Lot 1 - Kersworthy Farm: A Grade II Listed 5 bedroom house, range of traditional farm buildings. In all 22.53 acres

Kersworthy Farmhouse is constructed of stone and cob walls under a slate roof. Having been lovingly renovated and restored over the years by the current vendor, the property successfully combines the charm, character and generous proportions associated with buildings of this age, yet with contemporary modern conveniences.

The comfortable accommodation briefly comprises: front door into impressive double height **Hallway** with stairs to first floor and doors into many of the ground floor rooms, **Dining Room** with impressive slate floors and feature fireplace, **Dairy**, **Kitchen** with granite work surfaces over, oak mounted units, **Living Room** with feature fireplace, **Boot Room** with door to outside, **Utility Room** with slate

floors and WC, stairs to **Study**, **Family Room** with triple Aga within impressive inglenook fireplace with twin bread ovens, **Drawing Room** with inglenook fireplace and second fireplace, back **Hall**, **WC**.

On the first floor, **Bedroom 1** is laid out as a generous twin bedroom with **Jack and Jill Bathroom** with white suite including bath with shower over, WC, wash hand basin and heated towel rail all under a light and airy vaulted ceiling. **Bedroom 2** has a second **Jack and Jill Bathroom** with suite comprising bath, WC and feature glass wash hand basin. **Bedroom 3** is occupied as the master bedroom, and has an airing cupboard and built in wardrobes. The **Family Bathroom** has a feature copper bath, oversized shower cubicle, WC, wash hand basin and timber floors. **Bedrooms 4 and 5** have built in wardrobes and drawers.

Accessed from the **Snug Room** is a **Living Room** with a mezzanine loft above and whilst there are currently no water or

drainage services, this has potential to be converted into an annexe taking advantage of its separate external access. There is also potential to make more of a feature of the covered well which lies just outside the rear door.

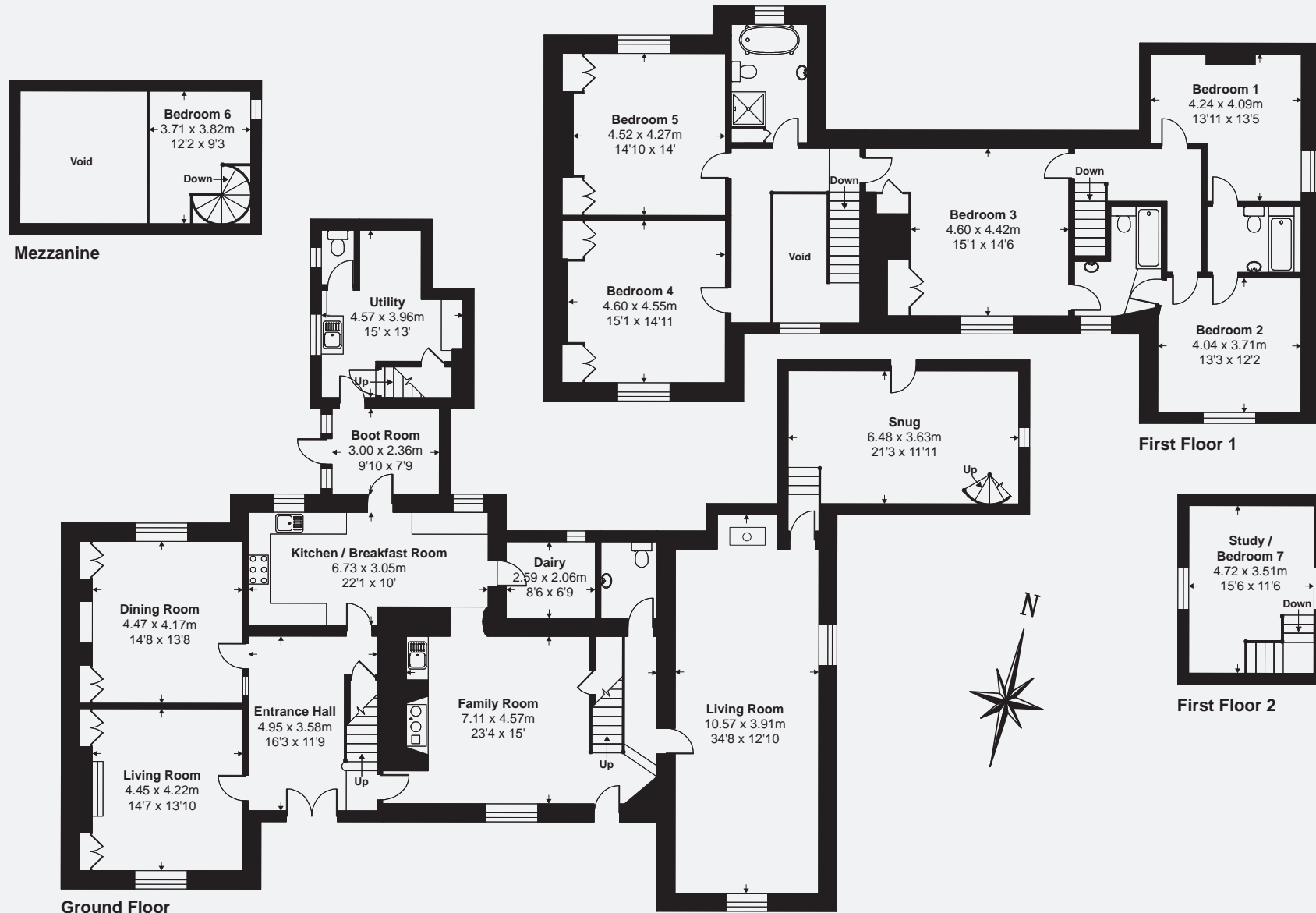
On the opposite side of the parking area is a detached two storey **Annexe/Games Room** that has a number of potential uses, including perhaps a wedding venue (subject to obtaining any necessary consents). It has a functioning bar and cellar and on the first floor, a large decked balcony area overlooking a private level lawned area.

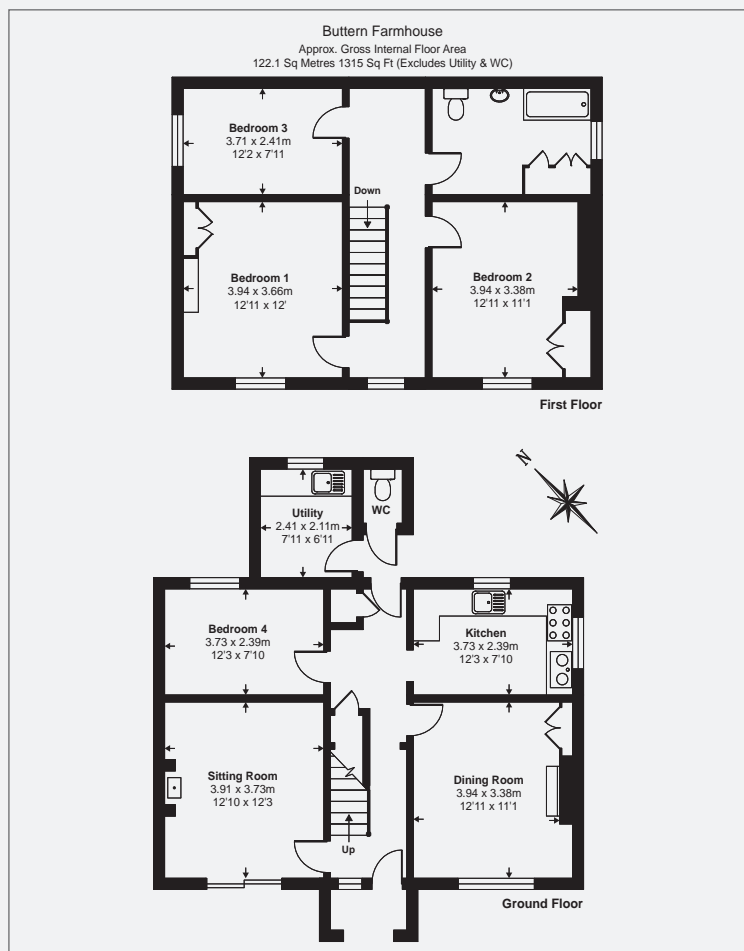
The courtyard of barns, and former water wheel (with potential to be restored), are currently used for stabling and storage, but until recently were partially used as a butchery cutting room. (The remaining cold-stores etc. are included in the sale). There are excellent views from the barns, particularly from the second floor.



Kersworthy Farmhouse

Approx. Gross Internal Floor Area
388.4 Sq Metres 4181 Sq Ft (Excludes Void)





There are further outbuildings with potential, subject to obtaining necessary consents, as follows:

A stone and cob linhay barn under a mainly slate roof, enjoying a private position with stunning westerly views.

A two storey stone and cob open fronted cart shed under a slate roof, overlooking pasture land to the rear.

A garage and two stores, (one equipped as a cellar for the bar), on the ground floor below the Annexe/Games Room.

Modern Farm Buildings and Land

Concrete portal framed farm building (90m x 60m) - with an area of hardstanding around the barn together with sheep handling areas.

Two bay tin clad pole barn.

The farmstead is surrounded by approximately 22.53 acres (9.12 hectares) of generally productive and gently undulating pasture land, which are partially bordered by a stream.

Lot 2 - Buttern Farmhouse: A four bedroom dwelling, cabin and 2.80 acres in all

With its own private driveway, Buttern Farmhouse has comfortable family accommodation and a pleasant southerly aspect overlooking the garden and its adjoining paddock.

The property is constructed of rendered walls under a tiled roof, with double glazing throughout.

The accommodation is illustrated on the floorplan and briefly comprises; **Reception Hall**, **Utility Room** and **WC**. **Kitchen/Breakfast Room** with a full range of fitted floor and wall mounted units, **Utility Room**. The light and airy **Dining Room** has a feature fireplace and far reaching views over generally unspoilt farmland. The **Sitting Room** has sliding doors to a patio to the rear garden and there is a ground-floor **Bedroom 4 / Study** overlooking the entrance.

On the first floor there are 3 further **Bedrooms** and a **Family Bathroom** with a bath with shower over, wash hand basin and WC.

The Cabin, which is separately accessed, enjoys fine rural views and a private position. The accommodation includes: **Kitchen**, **Living/Dining Room**, 2 **Bedrooms** and a **Bathroom**. This has provided the vendor with ancillary accommodation and a useful letting income.

A single paddock extending to 2.66 acres has potential for grazing or use as a smallholding. There is potential to erect stables or a small barn (STP).



Building No	Building	Size	Description
1	General purpose building	18m x 16.9m	Steel portal frame barn under fibre cement roof, open fronted with feed barrier, part metal sheet cladding, part pre-cast concrete walling and concrete floor. Currently subdivided into 2 x feed stores (pre-cast walls) and loose housing with scrape and feed passages.
2	General purpose building	35m x 25.30m	Steel portal frame barn under fibre cement roof with part sheet metal cladding, part perforated metal sheeting, sheeted gates, concrete floor. Currently subdivided with internal sheep penning and concrete walls, with water drinkers.
3	Loose housing	18.5m x 7.5m	Steel portable frame barn under fibre cement roof, part timber space board cladding, part timber dung walling, earth floor.
4	Fodder store	27.9m x 7.5m	Concrete portal frame barn under fibre cement roof, with part timber dung walling, part timber space boarding, earth floor.
5	Adjoining lean to	11.0m x 3.9m	Timber frame under corrugated tin sheet roof with part corrugated tin sheet cladding, part concrete block walling, earth floor.
6	Dairy	13m x 10m	Rendered concrete block under fibre cement roof, sub-divided into a former bulk tank room and storage.
7	Milking parlour	10.5m x 9.1m	16 x 16 direct line herringbone parlour.
8	Collecting yard	31m x 9.1m	Timber frame barn under corrugated sheet metal roof with part concrete block cladding and part perforated metal sheeting, sheeted gates, scored concrete floor.
9	Covered feed passage	9.1m x 15.6m	Steel portal frame barn under fibre cement roof with scrape passages and scored concrete floor.
10	Loose housing	9.1m x 41.0m	Steel portal frame barn under fibre cement roof, concrete floor.
11	Covered feed passage	53.5m x 8.5m	Steel portal frame barn under fibre cement roof, concrete floor.
12	Loose housing	29m x 26m	Steel portal frame barn and lean-to under fibre cement roof, part concrete block wall, part timber space boarding, concrete floor, 2 lying areas and feed passages.
13	Cubicle shed	25m x 26m	Steel portal frame barn under fibre cement roof, part timber dung walling, part timber space boarding, 98 cubicles, concrete floor with scrape and feed passages.
14	Calf housing	6.6m x 26m	Steel portal frame barn under fibre cement roof with part concrete block walling, part timber space boarding, part timber dung walling, concrete floor, internal penning.
15	Silage clamps (2)	2 x 14m x 39m	Pre-cast concrete panels.
16	Silage clamps (3)	3 x 12m x 27m	Timber walling.
17	Silage clamp	7.5m x 27m	Timber walling.



Lot 3 - Buttern Farm: Well equipped commercial dairy and arable farm with extensive range of modern buildings and versatile grassland and arable land. In all 138.21 acres

Buttern Farm is an excellent commercial grassland and arable farm with an extensive range of modern buildings that would suit dairy or other livestock enterprises. The buildings are described in the schedule opposite and include over 35,000 sq ft all under a "single" roof and with generous areas of concrete yards around the buildings. If Buttern Farmhouse is sold separately, there could be potential for a new Agriculturally tied dwelling, (STP).

The land comprises 138.21 acres (55.93 hectares) of productive arable and grassland, surrounding the buildings, with three separate fields close by. The land is level or gently easterly facing and is laid out in 10 practical shaped enclosures. There is a small attractive broadleaf woodland on the north eastern edge of the farm.

Lot 4 – Land West of Kersworthy Farm: 83.22 acres of pasture

The land comprises 83.22 acres (33.68 hectares) of productive and predominantly south-facing, fenced grassland in good sized enclosures, set in a private position, accessed off a practical central farm track and bordered by two streams.

Lot 5 – Land East of Kersworthy Farm: 122.35 acres of pasture

The land comprises 122.85 acres (49.71 hectares) of productive and predominantly south-facing, fenced and easily accessible grassland with road frontage and in good sized enclosures.

General Remarks

Services

- Lot 1 Mains water and electricity, private drainage system, oil central heating and oil-fired triple Aga
- Lot 2 Mains and borehole water, mains electricity, private drainage system. Mains gas central heating.
- Lot 3 Mains and borehole water is currently shared with Lot 2. If Lot 2 is sold separately, Lot 3 will have to make its own new connection to the mains which is to hand. Mains electricity.
- Lot 4 The land is naturally watered.
- Lot 5 The land is naturally watered, but could also be served by the mains which is in the road between Lot 3 and Lot 5.

Please note the agents have not inspected or tested these services.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100. www.cornwall.gov.uk.

Tenure

Part of the land and buildings within Lots 3 and 5 have been let on a Farm Business Tenancy ending on 8th May 2018. Lot 2 is currently let on an Assured Shorthold Tenancy agreement, which can be terminated with 2 months' notice by the landlord. The rest of the property is freehold with vacant possession available on completion.



Sporting and Mineral Rights

The sporting and mineral rights in so far as they are owned are included with the freehold.

Basic Payment Scheme and Environmental Schemes

The vendor retains the current year's Basic Payment Scheme payment. Entitlements will be made available with the land lots. The purchaser will take over the vendor's cross compliance responsibilities. There are no Environmental Schemes that affect the land.

Plans and Boundary Fences

A plan which is not to a recognised 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.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any Wayleave Agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. There are no public footpaths shown on the Ordnance Survey Plan that affect the land. We are not aware of any public or private rights of way that affect the property. Lot 4 will have access rights down 2/3 of the driveway of Lot 1, as shaded brown on the attached plan.

Rights, Covenants and Reservations

Whilst the driveway to Kersworthy Farm is included within the sale of Lot 1, access rights for Lot 4 shall be granted over the first 2/3 of it and also rights to lay services under this part. Rights shall be reserved for existing services that might perhaps cross neighbouring lots, dependant on exactly how the estate is sub-divided.

Method of Sale

The property is to be offered for sale by private treaty as a whole or in up to 5 lots.

Viewing

Strictly by appointment with the vendor's appointed agents, Stags.

Warning

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

Directions

From Launceston, proceed northwards along the B3254 towards Bude. Proceed along the road for approximately 8 miles. Just after a turning to the right signposted Boyton 4 miles, turn left signposted Week St Mary 4 miles. Proceed to the end of this road and turn left at the crossroads. After a short distance, Buttern Farm will be found on the left hand side. Buttern Farmhouse is the 2nd entrance.

For Kersworthy Farm, proceed past this and take the first turning sharp right. The entrance drive to Kersworthy Farm is the 1st driveway on the left. For Sale boards have been erected.

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

