



Pinelands





# Pinelands

Highampton, Beaworthy, Devon, EX21 5JU

Holsworthy 7 Miles Okehampton 13.5 Miles

Attractive, well positioned small farm with 3 bedroom dwelling and far reaching rural views

- Attractive 56 Acre Farm
- 3 Bedroom Bungalow
- Two Converted Attic Rooms
- Range Of Farm Buildings
- Excellent Rural Views
- Well Farmed
- Predominantly Level Productive Pasture
- Long Road Frontage

Guide price £625,000

## SITUATION

The property lies just 3 miles from Halwill Junction and 2.5 miles from Highampton, both offering a range of amenities. Nearby Holsworthy and Okehampton have a good range of shopping, leisure and health facilities. There is a comprehensive network of paths and minor roads, excellent for walking and horse riding and the North Cornwall Coastline is just 16 miles distant.

## DESCRIPTION

Pinelands offers an excellent opportunity to acquire a small residential livestock farm, comprising a detached dwelling, and a range of farm buildings, set within approximately 56.10 acres (22.70 hectares) of pastureland. A small river runs through the farm, providing a diverse habitat for wildlife.

## ACCOMMODATION

The bungalow has recently been re-roofed and enjoys far reaching views. The floor plan on the reverse of these details shows the extent of the accommodation.

## OUTSIDE

The gardens are mainly laid to lawns with some mature shrubs and a greenhouse. The farm buildings are accessed past the





parking area for the dwelling.

### **FARMYARD AND BUILDINGS**

To the south of the dwelling is a garage and a range of concrete block and pole barn constructed barns. On the far side of these are two substantial cattle yards: a steel portal frame barn, 50' x 45' (15.23 m x 13.70 m) and a concrete frame barn, 35' x 75' (10.65 m x 22.85 m).

### **THE LAND**

The land lies in 7 pasture fields. It can be accessed either through the farmyard or numerous road gateways. It is relatively level, lying between 100m and 110m above sea level.

### **SERVICES**

Mains water, electricity and private drainage. The buildings predominantly have electric lighting and mains water. The land is naturally watered and has a network of mains fed water troughs.

### **AGRICULTURAL AND ENVIRONMENTAL SCHEMES**

The relevant number of Basic Payment Scheme entitlements will be made available to the purchaser in time for the 2019 claim. There are no Environmental Schemes affecting the land.

### **PLANNING**

The bungalow is not subject to an Agricultural Occupancy Condition. There may be potential for a range of diversified uses of the farm buildings, subject to obtaining any necessary consents.

### **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 crossing the property, together with any restrictive covenants or public or private rights of way. The Ordnance Survey Plan shows there are no public rights of way crossing the property.

### **VIEWING**

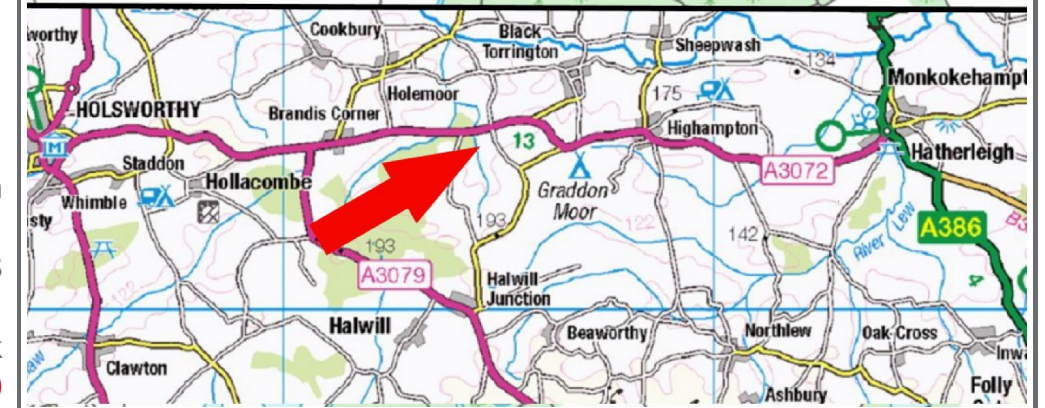
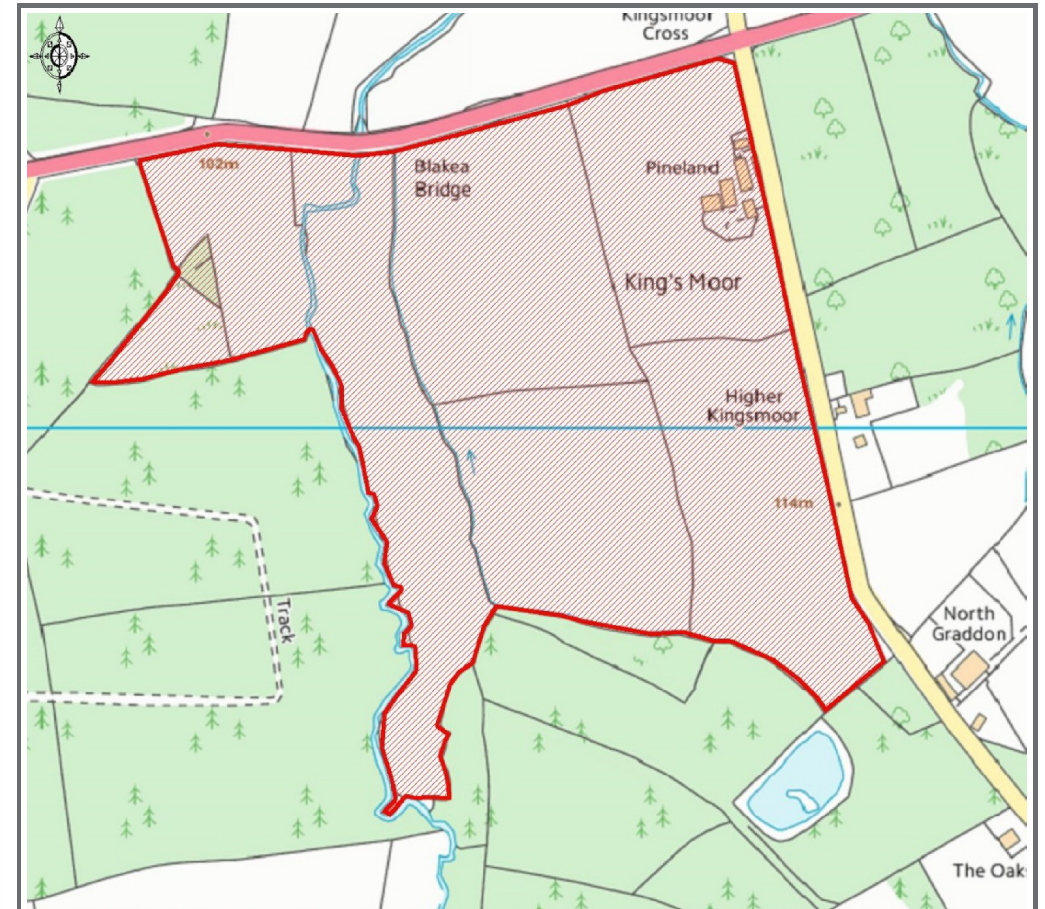
Strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office.

### **DIRECTIONS**

From Holsworthy, take the A3072 towards Hatherleigh. After approximately 7.5 miles you will cross a small bridge. Then turn right at the crossroads, signposted Halwill. The farm entrance is the 1st on the right. A For Sale board has been erected on the main road.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		88
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	28	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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