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Dear Sir or Madame



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Talland Barton Farm, Talland, Looe, Cornwall PL13 2JA

Talland Barton Farm is a wonderfully located residential farm, 300m from popular Talland Bay Beach, near Polperro. The farmhouse would benefit from some updating, but will make a fantastic family home with income potential.

The property is offered for sale as a whole, (extending to 102.49 acres), or in up to 4 lots as follows:

Lot 1	An Imposing 5 bedroom farmhouse, with two letting flats attached, an area of garden with possible development potential, together with 2 acres of grazing land and 15.9 acres of sloping rough grazing/environmental land. 18.71 acres in all.	Guide £695,000
Lot 2	A farmyard development opportunity with expired planning consent for two good sized barns for residential conversion, together with 6.17 acres of grazing land and an attractive valley with high environmental value. 6.85 acres in all.	Guide £290,000
Lot 3	A productive block of arable quality pasture land in 5 practical sized fields, with a derelict farm building and generous length of road frontage. Extending to 70.67 acres in all.	Guide £505,000
Lot 4	A delightful amenity opportunity which includes 2.64 acres of pasture and 3.62 acres of sheltered woodland, 6.26 acres in all.	Guide £60,000
Whole	The whole, (extending to 102.49 acres)	Guide £1,550,000

We would be delighted to assist you with any questions that you may have or arrange an appointment for you to view. Please contact our Launceston office on 01566 774999.

Yours faithfully

Andrew T Ranson MRICS FAAV
Associate Partner
Stags Farm Agency



T A L L A N D B A R T O N F A R M



Talland Barton Farm

Talland, Looe, Cornwall PL13 2JA

Polperro 3.5 miles • Looe Railway Station 3.9 miles • Plymouth 25 miles

A wonderfully located residential farm 300m from popular Talland Bay Beach near Polperro

- **Lot 1:** Imposing 5 bedroom farmhouse, with two letting flats attached. Area of garden with possible development potential, together with 2 acres of grazing land and 15.9 acres of sloping rough grazing/environmental land. 18.71 acres in all.
- **Lot 2:** Farm yard development opportunity with expired planning consent for two good sized barns for residential conversion, together with 6.17 acres of grazing land and attractive valley with high environmental value. 6.85 acres in all.
- **Lot 3:** A productive block of arable quality pasture land in 5 practical sized fields, with a derelict farm building and generous length of road frontage. Extending to 70.67 acres in all.
- **Lot 4:** Delightful amenity opportunity which includes 2.64 acres of pasture and 3.62 acres of sheltered woodland, 6.26 acres in all.
- **In all approximately 102.49 acres (41.48 hectares).**
- **Available as a whole or in up to 4 lots.**



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Situation

Talland Barton Farm enjoys an enviable position 300m from the beach in the quiet hamlet of Talland, in an Area of Outstanding Natural Beauty, on the Cornish south coast. The hamlet includes an ancient church, a scattering of houses and cottages, two cafés near the beach and the exclusive Talland Bay Hotel. It lies between the popular fishing village of Polperro and Looe, which both have more extensive amenities and in particular numerous pubs and restaurants. Looe has both primary and secondary schools (both rated Good by Ofsted), a railway station, with branch line services connecting to Liskeard. The City of Plymouth is within easy reach and offers a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports (32 miles and 68 miles respectively).

This pocket of East Cornwall is popular for those with an interest in kayaking, sailing, fishing, and many other water sports, as well as those who enjoy walking either the South West Coast path or walking or riding the wilder areas of Bodmin

Moor (14 miles). The championship golf courses of St Mellion are just 19 miles away.

Introduction

This wonderfully located 102.49 acre residential farm, is available as a whole or in up to 4 lots.

Lot 1

An imposing 5 bedroom farmhouse, now requiring some renovation with two attached letting apartments (that could be reincorporated within the main dwelling), together with attractive gardens, grazing land and sloping rough grazing/environmental land, 18.71 acres in all.

The farmhouse is a substantial rendered two storey detached dwelling under slate roofs, now arranged as a 5 bedroom principle dwelling with two adjoining letting apartments, one 2 bedroom, one 3 bedroom. The apartments enjoy their own separate private access. The farmhouse has been managed as a B & B business in the past and has obvious potential for this in the future if further additional income is attractive to the new owner. The property would benefit from some renovation.



A floor plan illustrates the layout, but briefly the accommodation comprises:

A porch leads into a tiled entrance hall with timber wall panelling, under-stairs cupboard, stairs rising to the first floor and doors leading to the main ground floor rooms. The kitchen has a tiled floor, exposed timber ceiling joists and wall and floor mounted units with work surfaces over. A ceramic hob with filter hood over and a built in double oven and an oil fired Aga. On the far side of the kitchen is the utility room which has a number of wall and floor mounted units with worksurfaces over, plumbing for a washing machine and a door to outside.

The atmospheric dining room has exposed ceiling timbers and part timber wall panelling. The sitting room is a light and airy room with a feature stone fireplace and a picture rail. A rear hall that used to access the ground floor apartment is now used for storage.

On the first floor there are 5 bedrooms and 4 shower/bathrooms, (3 of which can be used flexibly as en suite or as family bathrooms).

Ground Floor Apartment

(Known as Lilac), this self-contained 3 bedroom apartment is accessed from the front garden and comprises a kitchen, sitting room, 3 bedrooms and a family bathroom. It is currently let on an AST agreement.

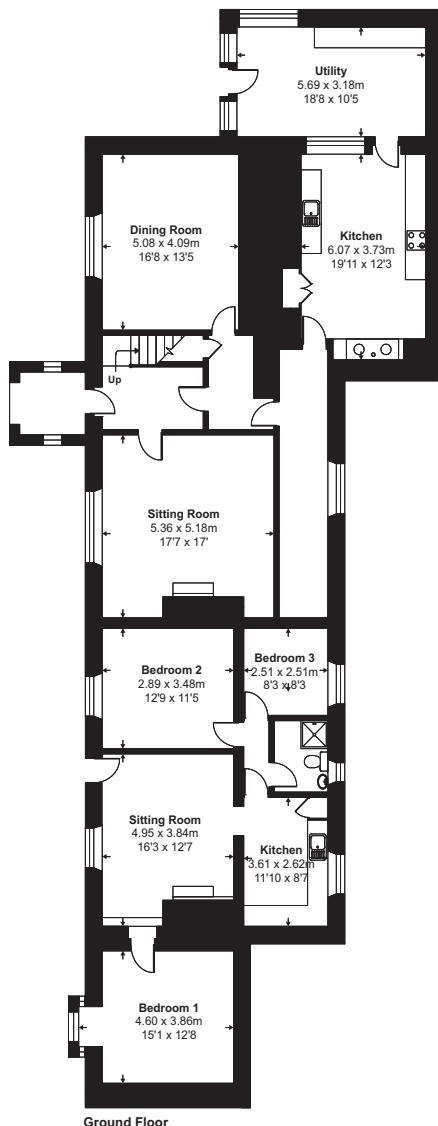
First Floor Apartment

(Known as Rosemary) is accessed from external steps. A front door leads into an open plan kitchen/living room, leading into a rear hall, shower room, bedroom 1/sitting room and bedroom 2 which has a wash hand basin. This is also let on an AST agreement.

The Gardens

An attractive, private and mainly lawned garden is enclosed by a roadside stone wall. The lawns are on two levels with both levels having their own access, gravelled parking and turning area, with the upper parking area serving the apartments. There are a number of borders and flower beds and some rather magnificent mature trees. To the eastern side of the apartments is a further garden area with two greenhouses and a third access. This may also have some development potential.

Talland Barton Farm Main House



Approximate Area = 4408 sq ft / 409.5 sq m
For identification only - Not to scale

Land

Accessed along the short track running to the rear of Barn 2 within Lot 2, is a useful grazing paddock (1.98 acres) and leading on from this is a reasonably steeper rough grazing/environmental area (15.88 acres). This is in the early stages of re-wilding and runs down to a small stream. Its very peaceful position benefits from fantastic sea views over the cove and would make an excellent area for children to make camps and run wild or perhaps for more civilised adult picnics.

Lot 2

Adjacent to the farmhouse and with its own private access is the farmyard development opportunity with expired planning consent for two good sized barns for residential conversion, together with adjoining grazing and amenity land, 6.85 acres in all.

Conditional Planning Consent was granted by Cornwall Council on 2nd March 2017 (Application Number: PA 16/10719) for "The conversion of two redundant barns into residential use." A copy of the Decision Notice and some of the approved plans is available from Stags upon request. (One of the two barns has had a previous planning consent expire which was effectively renewed by the 2017 consent). Buyers must form their own opinion on whether consent will be renewed.

Barn 1 (nearest the road) is an 'L' shaped courtyard of barns with a proposal to demolish the more modern style buildings and convert into a 2 storey, 4 bedroom dwelling. Barn 2 sits at the



back for the farmyard in an elevated position and had consent for conversion to a 2 storey 5 bedroom dwelling. The buildings are currently used as stabling, feed and machinery storage. Given the close proximity of the farmyard to the farmhouse, the ownership of Lot 2 would also be ideally suited to being retained with Lot 1 and the farmyard could have a number of alternative uses, subject to obtaining any necessary consents.

The former manege behind Barn 2 is included, as is the attractive, albeit partially overgrown valley running down to a stream and the back of the Smugglers Rest café. The land extends to 6.17 acres, not including the farmyard and manege. The northerly of the two enclosures is the most suitable for grazing, but both could be grazed. They have been fairly extensively managed in recent years, increasing the environmental value, particularly in the summer when they are a haven for an extensive range of flora and fauna.



Lot 3

A useful "farmer sized" block of arable quality land extending to approximately 70.67 acres (28.60 ha). The land is all seeded to pasture, but given the free draining nature and quality of the soil, it is equally suitable for growing a range of arable crops. It is classified as Grade 3 on the Agricultural Land Classification maps. It is comprised within a ring-fence, with a long road frontage, in 5 practical sized fields. Just set back from the road is a small yard area with a derelict portal frame style farm building. (Please note Class Q PD rights do not apply in AONBs). The land is relatively level or gently south west facing, with part of the land north east facing.

Lot 4

A delightful amenity opportunity which includes 2.64 acres of private pastureland, accessed directly from the minor road, together with 3.62 acres of sheltered woodland, with a small stream. 6.26 acres in all. The pastureland is ideally suited to use as a pony paddock or similar.

General Remarks

Services

Lot 1: Spring led (free) water, (legal obligation for The Bay to provide). Mains electricity, septic tank drainage. Oil fired central heating fed radiators.

The land is naturally watered. Lot 2: Mains water and mains electricity (separate connections required). Lot 3: Spring water supply. Lot 4: Naturally watered. Ofcom's website states both Standard and Superfast Broadband (with speeds up to 80Mbps) are available to the part of the hamlet where the farmyard is.

Tenure

Freehold with vacant possession on completion, except the 2 apartments within Lot 1 are sold subject to Assured Shorthold tenancies.

Agricultural & Environmental Subsidies

The land is registered for the Basic Payment Scheme (BPS). The relevant entitlements are not held by the joint vendors, but we believe can be purchased separately. There are no environmental schemes that affect the farm.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 123 4100.

Sporting & Mineral Rights

The sporting and mineral rights, such as they are owned, are included within the sale.

Fixtures & Fittings

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

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment or water or drainage pipes affecting the property. The property is also sold subject to and with the benefit of any public or private rights of way. The Ordnance Survey Plan shows no public rights of way cross the property, except for a single footpath running north, around the western edge of two fields within Lot 3.

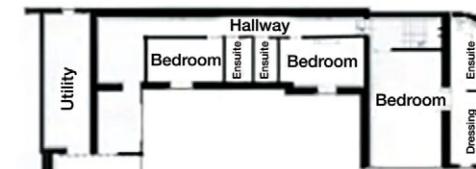
Plans & Boundary Fences

A plan, which is not to be relied upon, is attached to these sale particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

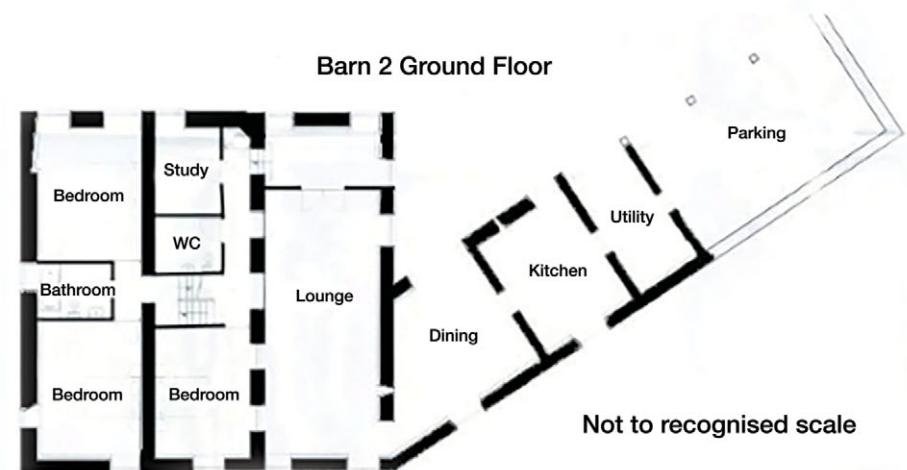
Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock or on any uneven ground.

Barns



Barn 1 Ground Floor



Barn 2 Ground Floor

Not to recognised scale



Viewing

Strictly by prior appointment with the vendor's appointed Agents, Stags Launceston Office on 01566 774999

Directions

From Looe, head west towards Polperro along the A387. At the top of the hill turn left signed Talland and Portloe. Talland Barton Farmhouse and farmyard will be found on the right, after 1.3 miles, opposite the church. The land within Lot 4 and Lot 3, is alongside the road beforehand, (from 0.6 miles onwards). A For Sale board has been erected.

Disclaimer

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

