



## Clouteron Farm , Horrabridge, Devon PL20 7QF

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An extended, detached 3-bedroom former farmhouse and outbuildings for renovation, sitting in large gardens and woodland grounds extending to 1.78 acres.

Village Centre 200 yards • Open Moorland 0.8 miles • Yelverton 1.8 mile • Tavistock 4.2 miles • Plymouth 11 miles

• For Sale by Online Auction - Closing date 15th May at 5pm • Guide Range £225,000 to £250,000 • 3-bedroom Former Farmhouse in 1.78 Acres • Opportunity to Renovate and Remodel (STP) • Outbuildings Including 2-storey Stone Barn • Tiered Rear Garden and Woodland Grounds • Edge-of-Village Location, Close to Amenities • Open Moorland Less than a Mile Away • Freehold • Council Tax Band E

**Auction Guide £225,000**

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## METHOD OF SALE

The property is offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 15th May at 5pm and the Guide Range is £225,000 to £250,000. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk

## SITUATION

This property is located on the edge of the Dartmoor village of Horrabridge, within walking distance of all local amenities and with open moorland accessible at Plaster Down within 0.8 miles. Horrabridge sits along the River Walkham and is well-served by local amenities including a convenience store and two popular pubs. The nearby village of Yelverton has a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs in close proximity. The thriving town of Tavistock, only 4.5 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10 miles to the south.

## DESCRIPTION

This 3-bedroom former farmhouse is offered to the market, chain-free, having been in our client's family's ownership for over 40 years. Originally of stone and masonry construction beneath a slate roof before being extended during the 80s and 90s, the property requires complete renovation although offers excellent potential for alteration, remodelling and extension, subject to any necessary consents or approvals. Currently, the accommodation is comprised of an entrance porch, an L-shaped Kitchen, a conservatory, a good size sitting room, a dining room with exposed stonework and traditional beams, a ground-floor shower room and utility, three first-floor bedrooms (two doubles), and a bathroom. Additionally, there is an extension on the farmhouse's northeastern side which can only be accessed externally, currently arranged as a two-storey study/library with a galleried landing but which could be adapted for various

uses, including a home office or self-contained annexe, subject to any necessary consents. Externally, in front of the farmhouse is a small parking area and there are several dilapidated outbuildings including a 2-storey stone barn which may have the potential for conversion, again subject to any necessary planning consents. Surrounding the house and buildings are extensive tiered gardens, which would once have been landscaped, and extended woodland grounds stretching away to the north. There is separate gated access to the woods from the parish lane, which could facilitate clearing and restoration of the site. In all, the plot amounts to 1.78 acres (see our accompanying location plan).

## SERVICES

All mains-supplied services are connected (water, electricity, gas and drainage). Previously gas central heating (gas supply currently capped off). Superfast Broadband is available (although no broadband connection is currently active) and mobile/data services are available via all four major service providers (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

## WARNING - VIEWING AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's appointed agents, Stags Tavistock Office - please contact us for availability. As is clear from our photos, the site is very unsafe (very overgrown, with trip hazards, overgrown ponds, slippery surfaces and concealed drops, as well as collapsed asbestos roof sheets and lots of broken glass) and we therefore urge interested parties not to visit the site unaccompanied - anybody accessing the site does so strictly at their own risk. What3words ///data.phones.catchers

## AGENT'S NOTES

1. We understand that an Overage provision will be included within the sale, for 20% of any uplift in value attributable to development, for a period of 20 years. For further details, please consult the legal pack.
2. The property is being sold "as seen" and no further clearance of the site is to be undertaken by the seller prior to completion. The buyer shall be responsible for any and all clearance of the property that may be required. This includes general items and rubbish left onsite, as well as the asbestos sheeting mentioned above and any other hazardous materials that may present.

Approximate Area = 1878 sq ft / 174.4 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1910 sq ft / 177.3 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. T: 01822 813600, [www.westdevon.gov.uk](http://www.westdevon.gov.uk). We understand that the property is in Band E for Council Tax purposes, quoted for 2024/25 as £2,957.24 in Hoarrabridge Parish. The property falls within Dartmoor National Park and is subject to the park's own Planning Authority, [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk). The property also falls within the village's Conservation area and there is one TPO within the garden.

### TENURE AND COMPLETION

The property is sold freehold with vacant possession on completion, 28 days after the auction or earlier by agreement.

### PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

### BUYER'S AND ADMINISTRATIVE FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit. An additional administration fee of £1200 (inc. VAT) will be payable by the successful purchaser immediately after the auction.

### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post-exchange. It is essential that you instruct your solicitor in advance of the auction.

### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### VENDOR'S SOLICITOR

Mrs Rebekah Putnam, Nash & Co Solicitors, Beaumont House, Beaumont Park, Plymouth, PL4 9BD. Phone: 01752 827 022. Email: [rputnam@nash.co.uk](mailto:rputnam@nash.co.uk)

### DEFINITION OF GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single-figure Guide. Guide prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies, the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
392 plus) A			
181-391) B			
69-180) C			73
35-68) D			
139-54) E			
27-138) F		22	
1-26) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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

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