



Lower Portington Farm



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Lane End, Near Lamerton, Devon, PL19 8QY

Tavistock 5 miles • Dartmoor 6 miles • Launceston 10 miles •
Plymouth 20 miles • Exeter 40 miles

A charming, extended detached farmhouse with large, south-facing gardens and extensive outbuildings, set in a peaceful and private location within the Tamar Valley, 0.8 acres in all.

- Refurbished and Extended Farmhouse
- Set Within Large, South-facing Gardens
- Driveway and Off-road Parking
- Varied Outbuildings Totalling 2,109sq.ft
- Stone Barn, Garage and Shippen
- Sizeable Plot of 0.8 Acres in All
- Quiet Position on a No-through Road
- No Chain
- Council Tax Band: E
- Freehold

Guide Price £750,000

SITUATION

This peacefully located farmhouse is positioned towards the end of a no-through road, in a quiet country backlane a few miles from the River Tamar, within the Tamar Valley National Landscape (formerly AONB) in the West Devon countryside. The settlement is, in fact, identified as Lane End. The villages of Sydenham Damerel and Lamerton are 1.3 and 2.2 miles away respectively, whilst the town of Tavistock is within 5 miles to the southeast. Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 18 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 37 miles to the northeast, providing connections to London and the rest of the UK via its railway links, the M5 motorway and its international airport.

DESCRIPTION

This charming period home has recently been the subject of a comprehensive programme of refurbishment and extension undertaken by our clients, and now offers some extremely characterful and comfortable 4-bedroom accommodation in a truly enviable, semi-rural setting. Notably, the house is accompanied by a range of sizeable, versatile outbuildings which could be put to a number of different uses and may even offer further scope for development (STP). The house is complemented externally by large gardens to the rear, including terraced lawns and a walled patio/barbeque area, and ample parking space to the front. The property is now offered to the market with no onward chain.



ACCOMMODATION

The living accommodation is characterised by bright, well-proportioned rooms which have been comprehensively remodelled and overhauled by our clients, to include the following works in 2020: renewed internal plasterwork and redecoration; new wiring and consumer units; new central heating boiler and plumbing; new carpets and flooring; new ceilings; damp-proofing works; re-lining of the chimneys; overhaul of the roof timbers and new slate coverings; new rainwater goods; improvements to the private drainage system; fitting of bespoke kitchen units, and; new Burlington sanitary ware in the bathroom. The house was also extended in 2023, to provide two additional bedrooms and an impressive kitchen/dining room.

The house is entered via a vestibule on the ground floor into a utility/boot room, which is equipped with a range of bespoke solid timber units and work surfaces, incorporating a fitted washing machine. Off the boot room is a WC and there is a further door leading into the impressive sitting room, which features an open fireplace with bespoke shelving and cabinetry to the alcoves at one end, and a log-burning stove at the other, both on slate hearths. Beyond the sitting room is the newly extended kitchen/dining room equipped with a good range of cupboards and cabinets with Corian worktops over. French windows lead out from the dining area to the rear garden. Linking the kitchen and sitting room is a rear hall where there are stairs to the first floor.

Off the landing are four bedrooms and the family bathroom, which is fitted with a 4-piece suite including a tiled shower enclosure, roll-top bath, high-flush WC and wash basin. The principal bedroom has a bright double aspect overlooking the garden, whilst the fourth bedroom is complete with a clever mezzanine level over the sleeping area.

OUTSIDE

To the front of the house are two parking areas sufficient in size to accommodate several vehicles. Across from the house, fronting the public highway, are three distinct stone outbuildings: a double-height barn, a useful workshop/machinery shed and a stone-built garage with a pitched roof.

To the side and rear of the house are large gardens which have been landscaped as part of the property's overhaul, now offering excellent space for active families or those keen on horticulture. Alongside the garden is a pretty patio/BBQ area which has been formed within the remains of a stone ruin, and beyond this area are an original stone shippen and further, attached concrete shippen, both of which provide excellent tool, machinery or materials storage. Each of the outbuildings onsite have power and water connected. The gardens further contain a former outside WC, greenhouse and detached potting shed. Gated access into the garden can be obtained on the south and east of the site - see our location plan. In all, the plot amounts to 0.8 acres.

SERVICES

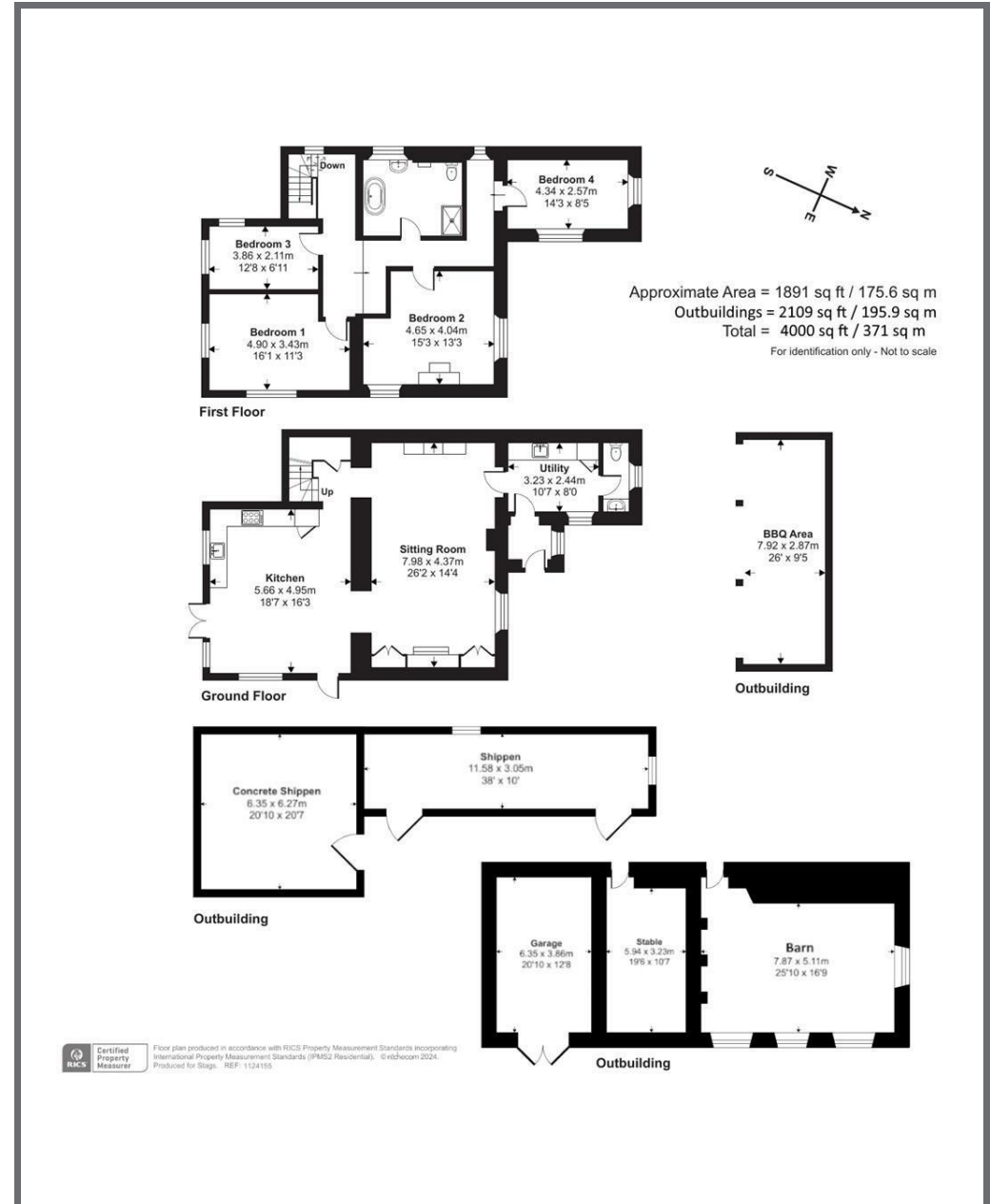
Mains water and electricity, oil-fired central heating, private drainage (septic tank - condition and compliance with General Binding Rules unknown). Ultrafast (FTTP) broadband is available, mobile voice/data services are available outside only, through all four major suppliers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

The What3words referenced is ///shelf.clearcut.factually. For detailed directions please contact the office.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	78
England & Wales		EU Directive 2002/91/EC	

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