



Little Clamoak Farm







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Bere Ferrers, Devon, PL20 7JJ

Train Station 0.7 miles • Weir Quay Boatyard 1.1 miles • Bere Alston 2.2 miles • Dartmoor National Park 6.5 miles • Tavistock 8.5 miles • Plymouth City Centre 14.5 miles (Derriford Hospital 11 miles)

A wonderfully located residential farm enjoying breathtaking Tamar estuary views, comprising an agriculturally tied 4-bedroom chalet bungalow, outbuildings and three large pasture fields, 26.05 acres in all.

- 26-acre Residential Farm, No Neighbours
- Range of Useful Farm Buildings
- Wonderful Far-reaching Estuary Views
- Boatyard and Sailing Club Tamar Nearby
- Freehold
- Agriculturally Tied 4-bedroom Dwelling
- Productive South-facing Pasture
- Close to Local Amenities, Train Station
- Additional 6.38 Acres Available Separately
- Council Tax Band C

Guide Price £775,000

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SITUATION

Little Clamoak Farm lies on the beautiful Bere Peninsula overlooking the River Tamar Estuary, on the Devon side of the Devon/Cornwall border. It lies on the edge of a UNESCO World Heritage Site and within the Tamar Valley National Landscape (formerly AONB).

Nearby Weir Quay is a very desirable location with a wonderful sense of community, popular with boat-owners, sailing enthusiasts and those with interest in other waterborne pursuits, owing to its extensive river frontage, boatyard, sailing club and public slipway. The attractive village of Bere Ferrers is 1 mile to the southeast, with its train station (Tamar valley line) providing a direct link to Plymouth, whilst Bere Alston is situated 2 miles to the northeast. Bere Alston offers a good range of amenities and facilities, including a train station and bus connections, two mini-markets, a post office, butchers, hairdressers, primary school, doctor's surgery and pharmacy. The thriving market town of Tavistock is 8 miles away and the city of Plymouth is accessible by road, 14 miles to the southeast.

DESCRIPTION

Little Clamoak Farm, is a privately positioned, 26-acre small residential farm, with a comfortable, detached 4-bedroom chalet bungalow (subject to an Agricultural Occupancy Condition). There is a useful range of mainly tin and concrete block-clad farm buildings, a silage clamp and various concrete yard areas. Formerly a dairy farm, but more recently a livestock farm, the land, in 3 large productive fields, is free-draining and generally gently south-facing. A footpath runs down part of the western boundary, leading down to the estuary and Liphill Quay.

The farmhouse also enjoys a southerly aspect with wonderful views over the River Tamar, with Brunel's Tamar bridge in the distance. It is Council Tax band C and constructed with part stone facing and part rendered elevations under a tile roof. The accommodation is shown on the attached floorplan, but briefly comprises, on the ground floor: an entrance hall; recently modernised kitchen/breakfast room with solid-fuel Rayburn; a dining room with fireplace; a large conservatory/living room, with a wood-burning stove; a family bathroom, and; two double bedrooms. On the first floor are two further bedrooms and an en-suite shower and WC.





SERVICES

Mains water and electricity. Private drainage via septic tank and soakaways. Central heating fed from the solid fuel Rayburn and wood burning stove. The land and buildings have mains water and some natural water, some power. Mains gas is not connected Standard ADSL Broadband is available. Limited indoor mobile voice/data services and variable outdoor coverage (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGRICULTURAL OCCUPANCY CONDITION (AOC)

Within the planning permission for the dwelling is a condition requiring that 'the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in agriculture, or in forestry, or a widow or widower of such a person, and any resident dependants.'

AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The farm is not currently entered into any environmental schemes, but has potential to be.

PLANS AND BOUNDARIES

A plan, which is not to be relied upon, is included with sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. The perimeter of the land is generally bordered by stock proof fences. The farm enjoys a generous length of road frontage and stream frontage and in the NE corner of the farm there are also 2 accesses off Ley Lane.

ADDITIONAL LAND

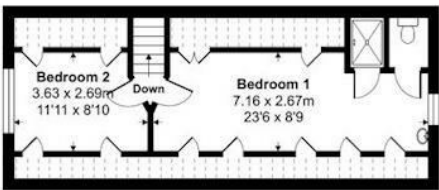
Subject to separate negotiation, the farm is available to be bought with an additional parcel of land which is located around 3 miles by road to the east. Available as a whole or in two lots, the land amounts to 6.38 acres, and comprise west-facing, largely stock-proofed, gently sloping pasture enjoying a superb view of the Tamar Estuary. Lot 1 amounts to 3.029 acres and benefits from a right of access to its entrance at the northern end. Lot 2 amounts to 3.355 acres and is subject to a right of access over its entrance, benefitting the neighbouring field to the south. Please contact Stags for further details and pricing.

VIEWINGS AND DIRECTIONS

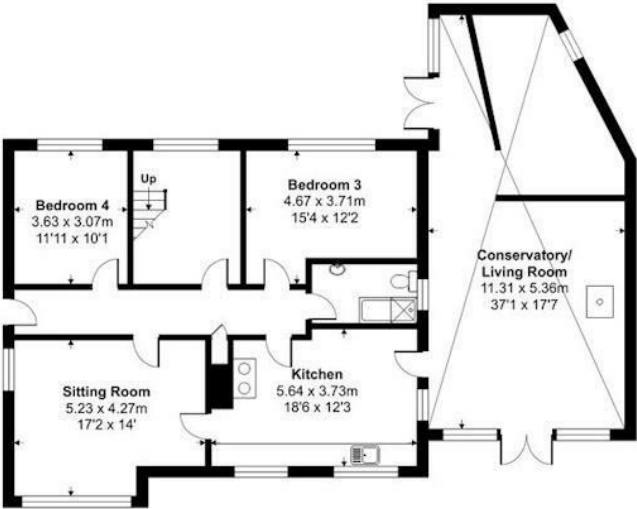
Strictly by prior appointment with the vendors appointed agent, Stags Tavistock office. The What3words reference for the farm is [///wheels.trade.spark](https://www.what3words.com/lookup/@@@wheels.trade.spark). Please use the western gateway.

Approximate Area = 2037 sq ft / 189.2 sq m
Limited Use Area(s) = 179 sq ft / 16.6 sq m
Total = 2216 sq ft / 205.8 sq m
For identification only - Not to scale

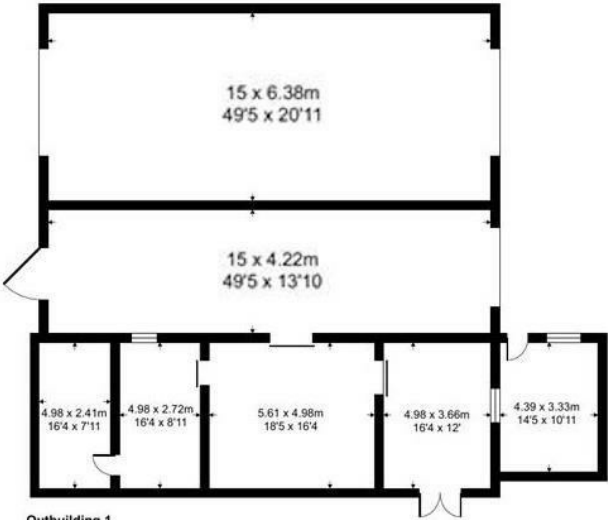
Outbuildings = 5422 sq ft / 503.7 sq m
For identification only - Not to scale



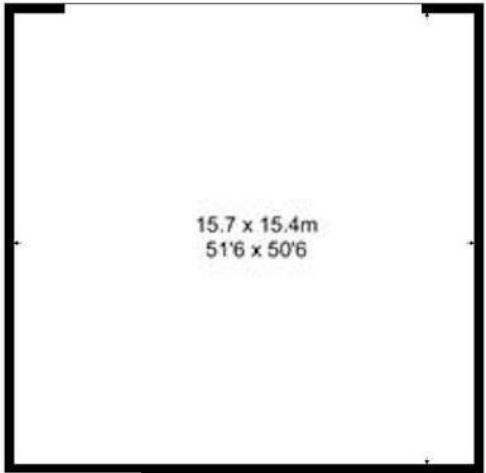
First Floor



Ground Floor



Outbuilding 1



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 881108



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		
England & Wales		
EU Directive 2002/91/EC		



