



Waterman Farm, Ugborough, PL21 0PB

CHRISTOPHER'S
— SOUTH HAMS —

Immerse yourself in the romance of living somewhere truly individual, soaking in wistful images of The Good Life and The Darling Buds of May with this very special farmstead and period home. Sitting on a secluded edge of the picturesque Erme Valley, amongst its own verdant slice of Devon countryside is this incredibly captivating home that is coming to the market for the first time in almost half a century; a fantastic opportunity for a new generation to delight in creating their own memories.



Approached by a private rural drive Waterman Farm offers over 4,000 sq. ft of accommodation and over 9,000 sq ft of outbuildings, barns and storage all nestled within its own private landscape.

The main farmhouse comprises a large kitchen, 2 reception rooms, downstairs cloakroom, shower room and a series of interconnecting utility, boot-rooms, cellar and stores, above which is a separate room divided by its own staircase. This multi-functional space, lends itself to a plethora of uses, including teenager's den, multi-media room or even guest suite. There are also 4 further bedrooms and a spacious family bathroom.

Back downstairs, two conservatories perfectly positioned on opposite sides of the property also absorb the stunning panoramic views. A covered veranda provides a very welcomed entertaining space, embracing those private views towards Ugborough village and Dartmoor beyond, whatever the weather.

With a wealth of features including expansive rooms, beams, flagstone flooring, panel doors, exposed stonework and log burners, Waterman Farm is a remarkable fabric upon which to stamp a new custodian's vision and love.

Outside, an extensive range of farm outbuildings, barns, stores and workshops also give opportunity to enhance this lifestyle and one of the barns in particular, lends itself to potential conversion subject to relevant consents. Further offices attached to the farmhouse have provided the ideal base for the current owners to run their businesses from home over many years.

Waterman Farm is an unpretentious, working farm lying within its own pastureland of 21.67 acres currently used for grazing cattle and sheep. With an abundance of stabling and barns, this superb setting is also ideal for those with equestrian interests.

This utterly enchanting farmstead showcases a very unique opportunity to breathe life back into a much-cherished family home and fully celebrate it again. Beckoning those looking for a smallholding in a magnificent setting, Waterman Farm is offered with no onward chain and viewings are highly recommended.

Key Features

Working Smallholding with 21.67 acres (Holding No:10/138/0004)
Secluded & Private Position
Period Farmhouse with Potential for Improvement
Extensive range of Modern & Agricultural Buildings
Stunning Panoramic Views
Walking Distance to Popular South Hams Village
First Time on the market in almost 50 years
No Onward Chain

Situation & Amenities

With a hugely rich history that dates back to the Domesday Book Ugborough certainly looks the part. Life revolves around the large village square where sheep and cattle markets were once held and where the popular annual fair still takes place. The square is set against the backdrop of St. Peter's 12th century church, considered locally as the 'Cathedral of the South Hams'. The granite tower, which replaced the smaller medieval tower in the 16th century, can be seen from miles around, including Waterman Farm.

A short walk from the square takes you to the cornerstones of village life – the parish hall, two pubs/restaurants, the pre-school and primary school (which are within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award). Just south of Dartmoor, you may be surrounded by an abundance of countryside walks from Ugborough, but you are also close to the coast for watersports enthusiasts. There is swimming and surfing at a number of nearby beaches and the Salcombe and Yealm Estuaries are favourites with sailors. For more comprehensive shopping, leisure, sport and medical facilities, there is Ivybridge to the west and Modbury to the south. Both Plymouth and Exeter are within easy commuting distance via the A379 or A38 or indeed Ivybridge's own train station which also offers mainline services to London. Ugborough is a virtual oasis in the middle of open farmland in a beautiful corner of the South Hams.

Services: Mains Electricity. Oil Fired Central Heating.
Private Water. Private Drainage (Septic Tank).

Tenure:
Freehold.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: G

Viewings

Strictly by appointment through
Christopher's South Hams
01752 746 550

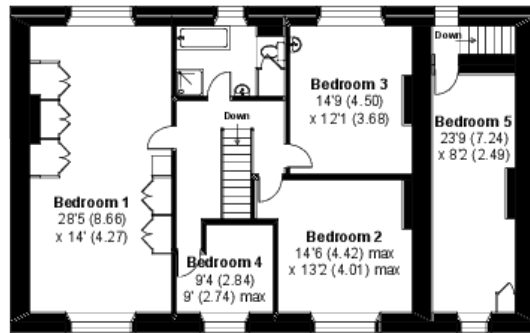




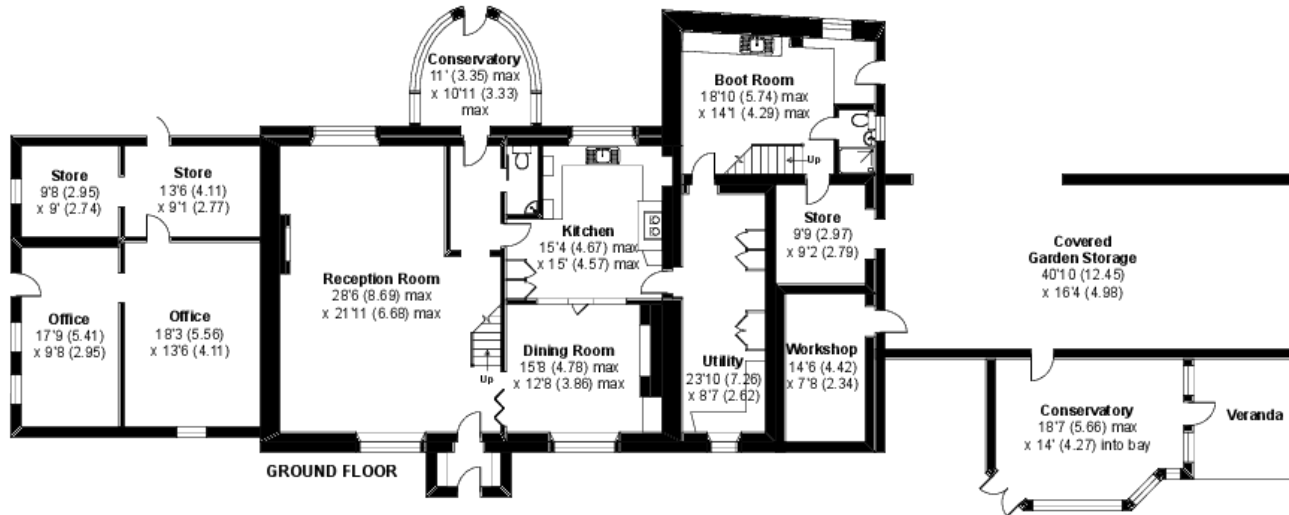




Waterman Farm, Ugborough, Ivybridge, PL21



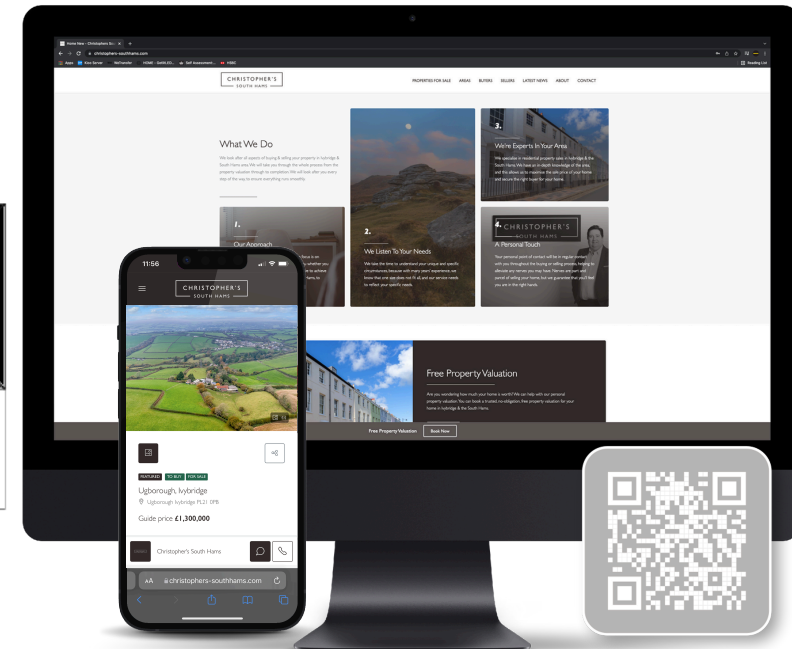
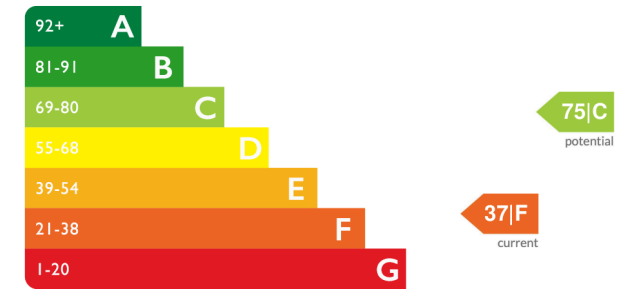
FIRST FLOOR



GROUND FLOOR

Approximate Area = 4382 sq ft / 407.1 sq m
 Outbuilding(s) = 9041 sq ft / 839.9 sq m
 Outbuildings not in situ
 Total = 13423 sq ft / 1247 sq m
 For identification only - Not to scale

Energy Efficiency Rating



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SOUTH HAMS

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