



Little Clamoak Farm



Little Clamoak Farm

Bere Ferrers, Yelverton, Devon, PL20 7JJ

Bere Ferrers Railway Station 0.7 miles Bere Alston 2.4 miles

Tavistock 8 miles

A delightful small residential farm with wonderful views over the River Tamar.

- 4 Bed AOC dormer bungalow
- Productive south-facing pasture and wonderful far-reaching estuary views
- Set in wonderful rolling Devon landscape 1 mile from Sailing and Gig Clubs
- Freehold
- Range of Useful Farm Buildings
- Excellent walking/riding & 6 miles to Dartmoor National Park
- 0.7 of a mile to Railway Station
- Council Tax Band C

Guide Price £825,000

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 an Area of Outstanding Natural Beauty.

The nearby villages of Bere Ferrers and Bere Alston provide most local amenities, including a post office, butcher's and chemist shops, pubs, a doctors' surgery, primary school, stations and churches. The location provides excellent opportunities for boating and other outdoor recreation. Weir Quay on the Devon bank of the river, lies just over half a mile away, which is home to active sailing and gig rowing clubs. Moorings are usually available on the river.

The ancient stannary town of Tavistock, on the western edge of Dartmoor National Park, offers a range of independent shops, cafes, restaurants and access to many outdoor recreation activities. Bere Ferrers railway station (0.7 miles) links nearby Plymouth with its large range of shops and mainline train services to Paddington in just over 3 hours.



DESCRIPTION

Little Clamoak Farm, is a privately positioned 26.05 acre small farm, with a comfortable detached 4 bedroom dormer bungalow (with AOC). 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 room and WC.

SERVICES

Mains water and electricity, septic tank drainage 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 Highest Standard Broadband speeds - 24 Mbps download & 1Mbps upload, Mobile coverage indoors - EE and O2 "Likely". Mobile coverage outdoors - EE, Three, O2 and Vodafone "Likely" (According to Ofcom on 8.4.24).

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 on the back of the 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.

VIEWING

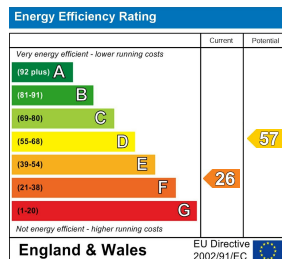
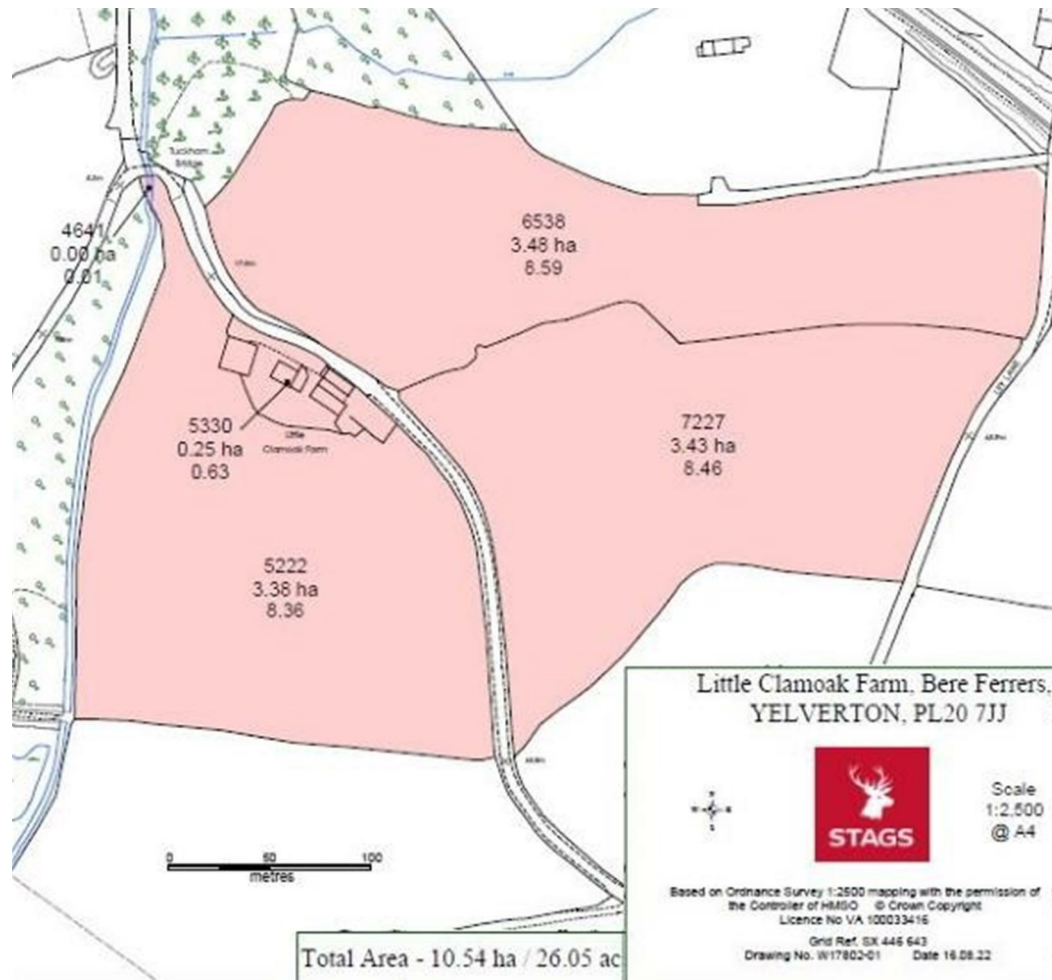
Strictly by prior appointment with the vendors appointed agent, Stags, Cornwall Farm Agency Department (01872 266729).

DIRECTIONS

Proceed out of Tavistock along the A390 in a westerly direction towards Gunnislake and Callington. After 3 miles take the first turning off the mini roundabout at Gulworthy. Proceed towards Bere Alston and after 3.7miles turn left, signposted Bere Ferrers. After 1.5 miles, fork right signed Ley Lane. Continue over the railway line, to the T junction at the end of this lane and turn right. The farm is the first property on the left. Please use the second gateway. A For Sale board has been erected.



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.



61 Lemon Street, Truro,
Cornwall, TR1 2PE

farms.cornwall@stags.co.uk

01872 266729

