









# Vinivers

East Portlemouth, Salcombe TQ8 8PW

Guide Price £1,000,000



An attractive and versatile smallholding (10.01 acres in all) in a desirable coastal location, offering the potential for re-development and change of use for a range of different purposes, subject to obtaining the necessary planning consent.

- Detached single storey dwelling
- Range of Outbuildings (605.2 square metres)
- Attached double garage
- Mobile home
- No near neighbours
- Potential for other uses (STP)

## Farms, Land & Smallholdings

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

 **Luscombe Maye**  
Since 1873



## DIRECTIONS

Upon entering East Prawle, at Knowle Fork junction bear right following signs for East Portlemouth and Gara Rock. Proceed past the Southwest water tower on the left hand side, continuing for approximately 500 yards where the entrance to the property will be on the right-hand side.

What3Words - roughness.rollers.graced  
Grid Reference - SX7747 3713

## SITUATION

Located within West Prawle, Vinivers is situated between the two coastal villages of East Prawle (0.5 miles) and East Portlemouth (2.5 miles) at the southern end of the Kingsbridge Estuary in the South Hams area of South Devon.

The nearest town of Kingsbridge, with a wide range of amenities and facilities is about 8 miles to the north west. The popular coastal town of Salcombe is situated 14 miles to the west, while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is about 18 miles to the north.

## DESCRIPTION

Vinivers consists of a detached south facing bungalow with private entrance drive, a number of outbuildings to include a machinery store, livestock building, range of workshops, and ancillary accommodation extending to 10.01 acres (4.05 ha) in all, as outlined in red on the site plan.

## DWELLING

Extended by the current owners, the dwelling is constructed of mainly rendered cavity blockwork (part exposed stone) walls under a slate roof.

A short private driveway leads to the dwelling, parking area and buildings. By reference to the below floorplan the property extends to a total of approximately 150.90 square metres (1625 ft<sup>2</sup>) and comprises the following accommodation: -



## GROUND FLOOR

### Kitchen/ Breakfast room

Fully fitted kitchen with vinyl floor to include a range of wall and floor units, single bowl stainless steel sink unit with worksurface and tiled splashback. In addition to which there is an electric oven, gas hob and oil-fired Raeburn (not connected). There is also a raised area for the breakfast table.

### Hallway

### Walk in Pantry

### Dining room

Wood burning stove set into a natural stone surround and hearth with a radiator and pendant ceiling light.

### Conservatory

West facing, with sliding doors to an outside patio area, night storage heater.

### Bedroom 1 (Office)

Radiator and pendant ceiling light.

### Inner Hallway

### Bedroom 2

Spacious double bedroom with ceiling lights.

### Family bathroom

Matching avocado bathroom set with electric shower above, consisting of a low level WC, pedestal wash hand basin, panelled bath with parth, tiled walls, a radiator and pendant ceiling light.

### Airing cupboard

### Bedroom 3

Double bedroom with built in wardrobes, radiator, and pendant ceiling light. Ensuite double shower room with low level WC, pedestal wash hand basin, fully tiled walls.





### Lounge

With woodburning stove and slate hearth with sliding doors opening out onto patio area.

### **FIRST FLOOR**

#### Attic storage space 1

Velux rooflight with built in under eaves storage cupboards, and a pendant ceiling light

#### Attic storage space 2

### **OUTSIDE**

On the west side of the property there is a patio and garden area mainly down to lawn with flower and shrub borders. The outside of the property also benefits from a private tarmac driveway with and tarmac parking area on its east side.

### Double garage

7.09m x 6.35 m = 45.02 square metres (484.59 ft<sup>2</sup>)

Two remotely operated roller shutter doors and a range of wall and floor cupboards. The garage connects up to the kitchen but is separated by a door and benefits from electricity.

### Mobile Home

Situated to the east of the dwelling enclosed by a hedge and its own separate garden area is a mobile home which has used for holiday letting purposes and ancillary accommodation for many years. Services listed below are also connected to the mobile home.

### **SERVICES**

Mains water, electric and private septic tank drainage. Oil fired central heating on the ground floor of the property, and storage heaters in the conservatory and main passage of the house.

### **COUNCIL TAX**

The dwelling is in Council Tax Band E with the amount payable for 2023/24 being £2699.11.

### **OUTBUILDINGS**

The outbuildings extend to a total of approximately 600 square metres (6,458 ft<sup>2</sup>). Constructed of a combination of steel and timber frames with timber side cladding under a corrugated fibre cement roof the buildings are summarised below :-

#### Woodstore

5.77m x 4.45m = 25.68 square metres (276.42 ft<sup>2</sup>)  
Concrete floor with electricity and light connected.

#### Workshop 1

10.34m x 5.97m = 61.73 square metres (664.46 ft<sup>2</sup>)  
Currently used as a tractor store with electricity and light connected, roller shutter door and an earth floor.

#### Workshop 2

4.50m x 2.82m = 12.69 square metres (136.59 ft<sup>2</sup>)

#### Workshop 3

4.14m x 3.25m = 13.46 square metres (144.88 ft<sup>2</sup>)

### Livestock Building

Divided into two sections with part galvanised sheeted doors, part compacted earth and part concrete floor with electric roof lights and cattle drinking troughs.

Section 1 – 18.06m x 8.35m = 150.80 square metres

Section 2 – 12.25m x 9.10m = 111.48 square metres

Total area = 262.75 square metres (2,828 ft<sup>2</sup>)

### Machinery Building

18.21m x 12.24m = 222.89 square metres (2399.17 ft<sup>2</sup>)  
Roller shutter door with opening height of 4.5m and width of 5.50m.

There is also a separate entrance from the road that leads to the outbuildings.



## AGRICULTURAL LAND

To the northeast of the dwelling lies the agricultural land, extending to approximately 9.73 acres (3.94 hectares) of permanent pasture which is currently been used for livestock grazing purposes.

A schedule of the land is as follows: -

Field Parcel	Acres	Hectares	Land Cover
SX7737 4724	6.00	2.43	Permanent Pasture
SX7737 5118	1.04	0.42	Permanent pasture
SX7737 5824	2.69	1.09	Permanent pasture
Outbuildings, driveway and dwelling	0.28	0.11	-
<b>TOTAL</b>	<b>10.01</b>	<b>4.05</b>	

## SERVICES

Mains metered water supply to the agricultural land.

## TENURE

Freehold with vacant possession on legal completion.

## METHOD OF SALE

Vinivers is offered for sale by Private Treaty.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the purpose of the Basic Payment Scheme and the current owner has claimed for the 2023 scheme year.

Buyers will be required to adhere to the scheme rules until the end of 2023, in order that the seller's claim for the payment is not prejudiced in any way.

The Basic Payment Scheme entitlements are not included with the sale of the land.

## PUBLIC FOOTPATHS

There are no public rights of way over Vinivers or its agricultural land as far as known.

## ENVIRONMENTAL SCHEME

The land is not subject to any Environmental or Countryside Stewardship agreements.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

## GUIDE PRICE

£1,000,000-

## VIEWING

Strictly by appointment with the sole agents, Luscombe Maye, 62 Fore Street, Kingsbridge, Devon, TQ7 1PP. Tel: 01548 800183

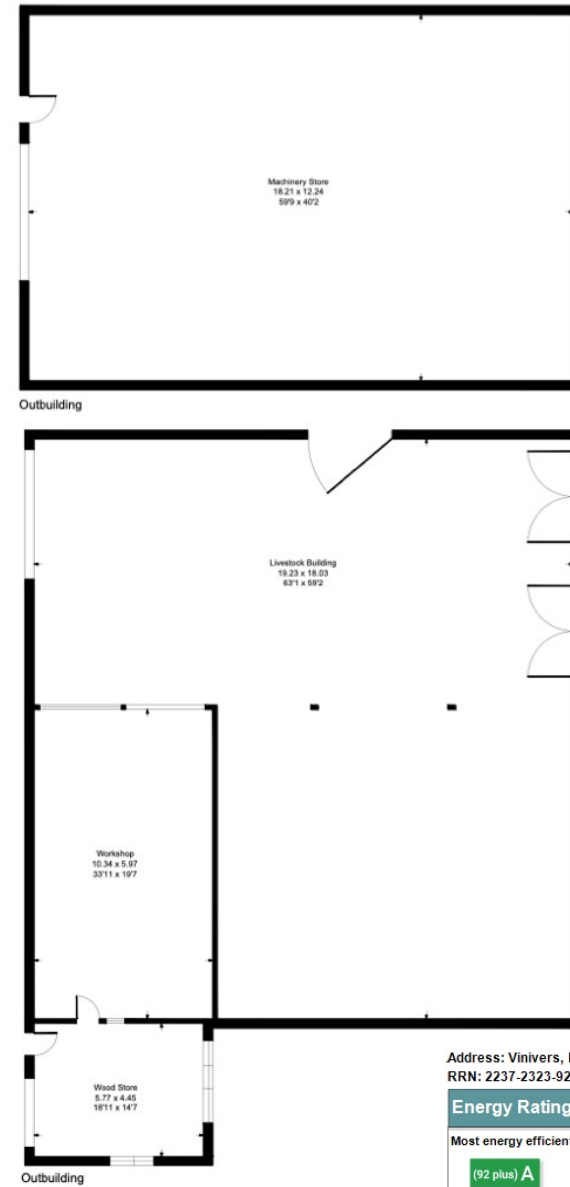
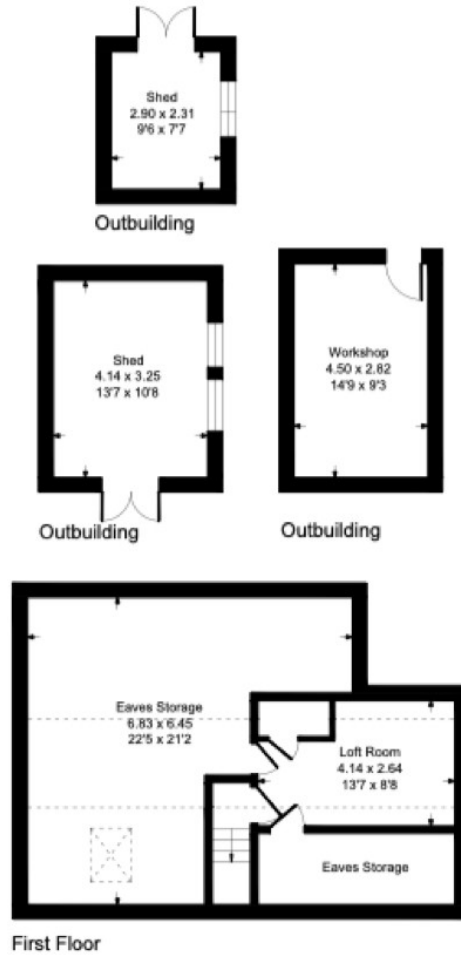




# Vinivers, East Portlemouth, TQ8 8PW



Approximate Gross Internal Floor Area = 150.9 sq m / 1625 sq ft  
 Garage Area = 74.0 sq m / 997 sq ft  
 Outbuilding Area = 605.2 sq m / 6515 sq ft  
 Total Area = 830.2 sq m / 8937 sq ft



Address: Vinivers, East Portlemouth, SALCOMBE, TQ8 8PW  
 RRN: 2237-2323-9200-0355-8202

