







The Tithe Barn and Land Part Crapstone Barton Farm Buckland Monachorum, Yelverton, Devon PL20 7LG

Tavistock 4 miles, Yelverton 2 miles,
Plymouth/A38 8 miles

A well-appointed and spacious Grade II listed converted stone barn and attached cottage, range of general purpose modern farm buildings and agricultural land extending to some 154.93 acres (62.70 hectares) in all.

Available for sale as a whole or in a combination of lots as may suit purchaser's requirements.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

 01548 800183

 luscombemaye.com

 **Luscombe Maye**
Since 1873

SITUATION

Within an Area of Outstanding Natural Beauty, Crapstone Barton Farm is situated on the south side and within close proximity of the village of Buckland Monachorum, roughly equidistant between the city of Plymouth and the town of Tavistock in South West Devon.

The A38 dual carriageway expressway, (connecting to the M5 motorway and national road network) and the city of Plymouth is about 8 miles to the south, with the town of Tavistock being about 4 miles to the north.

DIRECTIONS

From Yelverton, following the road signposted towards Crapstone. Proceed through the village of Crapstone towards Buckland Monachorum and the entrance drive leading to Crapstone Barton Farm will be found on the left hand side, approximately 200 yards before reaching the village of Buckland Monachorum.

What3Words: heartburn.tides.fizzy

DESCRIPTION

Crapstone Barton Farm comprises a converted stone barn (The Tithe Barn), attached cottage, range of general purpose modern farm buildings and agricultural land extending to 154.93 acres (62.70 hectares) in all.

By reference to the site plan, the farm is available for sale as a whole or in a combination of lots to suit buyers requirements. Dealing with the lots in turn:-

Lot 1 - The Tithe Barn, Cottage, General Purpose Modern Farm Buildings and agricultural land – 17.22 acres in all (outlined red on the site plan)

Introduction

Grade II listed, the cottage is thought to be the remains of the original manor house of Crapstone Barton and dates from the early 16th century, whilst the barn was built later in the 17th century, possibly as a corn barn for use in relation to the estate that it served at that time.

The walls of the cottage and barn are constructed from local Roborough stone and granite dressings, all under a natural slate roof. The barn was converted in 2012 with the use of English Oak joinery throughout and underfloor heating having been installed to both floors. Work to create a three bedroom ancillary unit from the cottage was carried out at the same time but has not quite been completed (see The Cottage below).



The total approximate gross internal floor area of Crapstone Barton Farm (Tithe Barn & attached Cottage) extends to 3,927 square feet (364.7 square metres).

Tithe Barn

With an asymmetrical front, the barn has a gable at the centre over a spectacular tall, wide, granite 4 centred arch with roll moulding. To either side are magnificent granite ashlar buttresses.

The Tithe barn extends to a total of approximately 2,949 square feet (274 square metres) over two floors and the accommodation can be summarised as follows:-

Ground Floor

Entrance Hall
Separate WC
Family Bathroom
Bedroom 1
Bedroom 2 + En-suite Shower Room
Bedroom 3 (single)
Main Bedroom + Wet Room

First Floor

Open plan Sitting/Dining Room
Kitchen/Breakfast Room
Utility Room
Bedroom 5/Office
En-suite Shower Room

Outside – Lot 1

On the north side of the barn is a garden and concrete parking area. On the south side is a further parking/general storage/yard area. On the west side is garden, including Cedar greenhouse and agricultural land (extending to approximately 17.22 acres). On the east side are the general purpose farm buildings and agricultural land.

The Old Stable Cottage

Attached to the eastern end of The Tithe Barn, the majority of the work to create a three bedroom holiday/ancillary unit has been carried out save for the installation of light fittings, a kitchen, floor coverings and decoration.



This attached cottage has planning consent for holiday/ancillary use in conjunction with The Tithe Barn and extends to a total of approximately 969 ft² (90 square metres). The accommodation includes:-

Ground Floor

Entrance hall, separate WC, sitting room, kitchen.

First Floor

Landing, three bedrooms, family bathroom.

Services (Tithe Barn and The Old Stable Cottage)

Tithe Barn

Mains gas, electric and water. Also a private water supply which is for outside use and connected to the barn for toilet flushing, etc. Gas fired underfloor heating throughout the property.

The Old Stable Cottage

Mains services (including under floor heating) and telephone are to the cottage but not connected.

General Purpose Farm Buildings – total 10,384 ft² (965 square metres)

There are a range of modern farm buildings which extend to a total area of 10,384 ft² (965 square metres). Constructed of a combination of concrete block, timber frame and clad or corrugated iron walls under corrugated asbestos, cement or corrugated iron roofs. The modern farm buildings are summarised as follows:-

1. Covered Yard (clearspan) – 75' x 60' (4,500 ft²). Power and light. Concrete floor. Lean-to on the south elevation measuring 75' x 20' (1,500 ft²)
2. Garage Building – Overall measurement 90' x 24' (2,160 ft²). Concrete floor, power supply.
3. Former Quarry and Pole Barn – 74' x 37' (2,738 ft²)
4. Former covered Silage Pit – 58' x 17' (986 ft²)
5. Ground mounted solar panel array (16)

Note

Crapstone Cottage (located at the northern end of the entrance drive) has a right to turn their vehicle around at the southern end of the entrance drive near the covered yard farm building.

Lot 2 – Estimated 16.04 acres (6.49 hectares) of agricultural land (outlined blue on the site plan)

Extending to approximately 16.04 acres (6.49 hectares), the land may be accessed off the council maintained highway running along the north boundary.

The land is all down to grass, but there is a fenced off track over which Pemberley Hall (residential property – see Site Plan) has a right of way. This track forms part of the ownership of the field and whilst fenced on both sides, there are gates built into the fences to allow access across the track with livestock, vehicles, etc.

Reasonably level, there is a spring water supply which feeds a cattle drinking trough near the west boundary.

There is also a public footpath which proceeds through this land as approximately shown by a dotted pink line and the letters "FP" on the site plan.

Lot 3 – 58.22 acres (23.56 hectares) of bare agricultural land (outlined green on the site plan)

Extending to a total of 58.22 acres (23.56 hectares) of bare arable land, this may be accessed from the council maintained highway running along the south boundary.

The land offers a combination of gentle north, east, south and west facing slopes and because of its gentle gradient it is ideally suited for arable cropping purposes.

This land is served by a mains and private water supply to the cattle drinking troughs as indicated by the letters 'WT' on the site plan (see Water Supply also below).

Lot 4 – 63.45 acres (25.68 hectares) of bare arable and pasture land (outlined brown on the site plan)

Extending to a total of 63.45 acres (25.68 hectares), this land may be accessed off the council maintained highway running along the west boundary or from Lots 1 and 3.

There is a separate mains (and natural water supply in the form of a spring located in field number SX 4967 0109) to this lot. The mains supply is connected to a water trough in field SX 4967 0128, as indicated by the letters 'WT' on the site plan.

Note

A small strip of field number SX 4867 9357 is currently being conveyed to the owners of Sulven Cottage located on the west boundary.

SERVICES

Mains electric (single and three phase) to Lot 1.

Mains gas to Lot 1.

Water supply

There is currently one mains water supply that is connected to Lots 1, 2 and 3 and the land being offered for let (see Land to Let below).

In the event that the farm is sold as separate lots the buyers of each of those lots will be required to enter into a legal agreement to pay for the water consumed and share in the cost of maintenance, repair or replacement of the underground supply pipes and associated infrastructure.

The seller will arrange to install sub-meters as appropriate to the separate lots and some existing trough supplies may be disconnected as indicated on the site plan.

A separate mains metered supply is connected to Lot 4, but this also supplies Winsbeer and Gate cottages.

There is a natural water supply in the form of springs in field numbers 2189, 0109 & 9357.

Private Drainage to Lot 1.

Broadband to Lot 1, Download speed approximately 53 Mbps and 17.5 Mbps Upload speed.

PUBLIC FOOTPATH

A public footpath proceeds through Lot 2 and the land to be let as shown on the plan with a pink dotted line and the letters "FP".

FENCING

The seller undertakes to supply and erect a standard agricultural stockproof fence between points A and B shown on the plan, within three months following legal completion. This fence to be owned and maintained thereafter by the purchaser of Lot 2.

BOUNDARY OWNERSHIP

Where there are joint boundaries these are to be owned on a joint basis, such that the purchaser keeps up their own side, the "T" markings on the plan refer.

LAND TO LET

63.34 acres (25.63 hectares) of bare agricultural land (outlined orange on the site plan)

Part of the farm is being retained by the owners for tax planning purposes and is being made available to let on a five year farm business tenancy agreement, commencing from 1 January 2025. A copy of the letting particulars is available from Luscombe Maye.

TENURE & FARM BUSINESS TENANCY

The property is held on a freehold basis, however the farm land is subject to a farm business tenancy that ends on 31 December 2024. Vacant possession for the farm land can be offered by way of a delayed completion or buyers are invited to discuss with the agents purchasing the land subject to the farm business tenancy.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

ENVIRONMENTAL STEWARDSHIP SCHEME AGREEMENTS

The farm is not subject to any Environmental Stewardship Scheme agreements.

LOCAL AUTHORITY & COUNCIL TAX

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ.

The property falls within Council Tax Band F and the amount payable for 2023/24 is £3,297.83.

SCHEDULES OF LAND

Please contact the sole selling agent, Luscombe Maye tp request full schedules of the land offered for sale.

GUIDE PRICES

Guide prices for the lots are as follows:

Lot 1 17.22 acres £875,000

Lot 2 16.04 acres £125,000

Lot 3 58.22 acres £500,000

Lot 4 63.45 acres £550,000

Whole **154.93 acres** **£2,000,000**

METHOD OF SALE

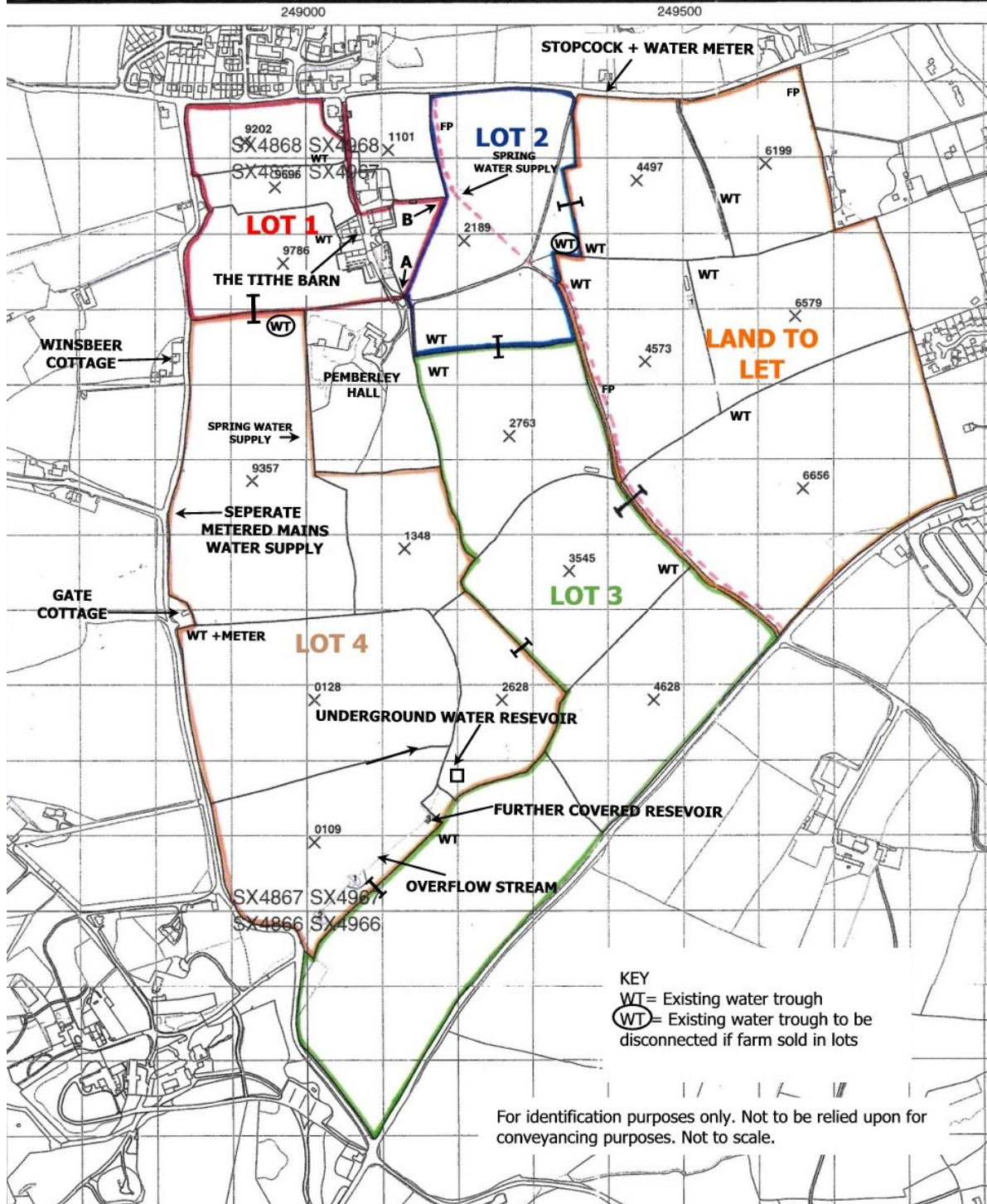
The property is being offered for Private Treaty as a whole or in a combination of lots as may suit buyers' requirements. The sellers and their agents are now seeking best and final offers (unless sold prior) for any combination or all of the lots by **Tuesday 23rd April 2024 at 12 noon**. A tender form is available from the selling agent on request.

The sellers reserve the right not to accept any offer or the highest offer for any of the lots.

Tenders must be submitted to 62 Fore Street, Kingsbridge, Devon, TQ7 1PP in envelope clearly marked 'The Tithe Barn and Land part Crapstone Barton' by the deadline time and date.



The Tithe Barn and Land part Crapstone Barton, Buckland Monachorum, Yelverton, Devon, PL20 7LG





Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

 01548 800183

 farmsandland@luscombemaye.com

 luscombemaye.com

 **Luscombe Maye**
Since 1873