



DESCRIPTION

Located immediately to the west and within close proximity of the house is a former cottage, walled garden and stone outbuildings situated in 1.02 acres (0.41 hectares). Available to purchase only in conjunction with Lot 1.

The cottage and buildings offer potential for change of use to residential (or other uses) subject to planning and would sit well with the house and grounds.

In the event that only Lot 1 is sold Lot 2 will be retained by the vendor, and access will be gained to Lot 2 by means of a right of way at all times for all purposes over the lane to the north of Slade, for a period of 10 years.

The range of outbuildings extend to a total of 2,395 square feet (223 square metres) in all and are predominantly constructed of solid stone walls under a slate tile roof. Brief descriptions of the outbuildings are as follows :-

1. **The Cottage** – former cottage requiring complete renovation, approx. 804 square feet/ 74.69 square metres
2. **The Cowhouse** – approx. 573 square feet/ 53.32 square metres
3. **Garage/ Stables** – approx. 1,018 square feet/ 94.57 square metres

The additional land also benefits from a former stone walled garden, approximately 0.23 acres (0.09 hectares) as well as a pond area.

The extent of the former cottage and stone barns offered for sale by separate negotiation are outlined in red on the title plan DN461654.

Note

Japanese Knotweed is present within the grounds. Details of the professional management plan to address this are available in the legal pack.

SERVICES

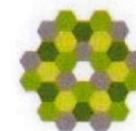
There are currently no services connected to the land or outbuildings.

GUIDE PRICE

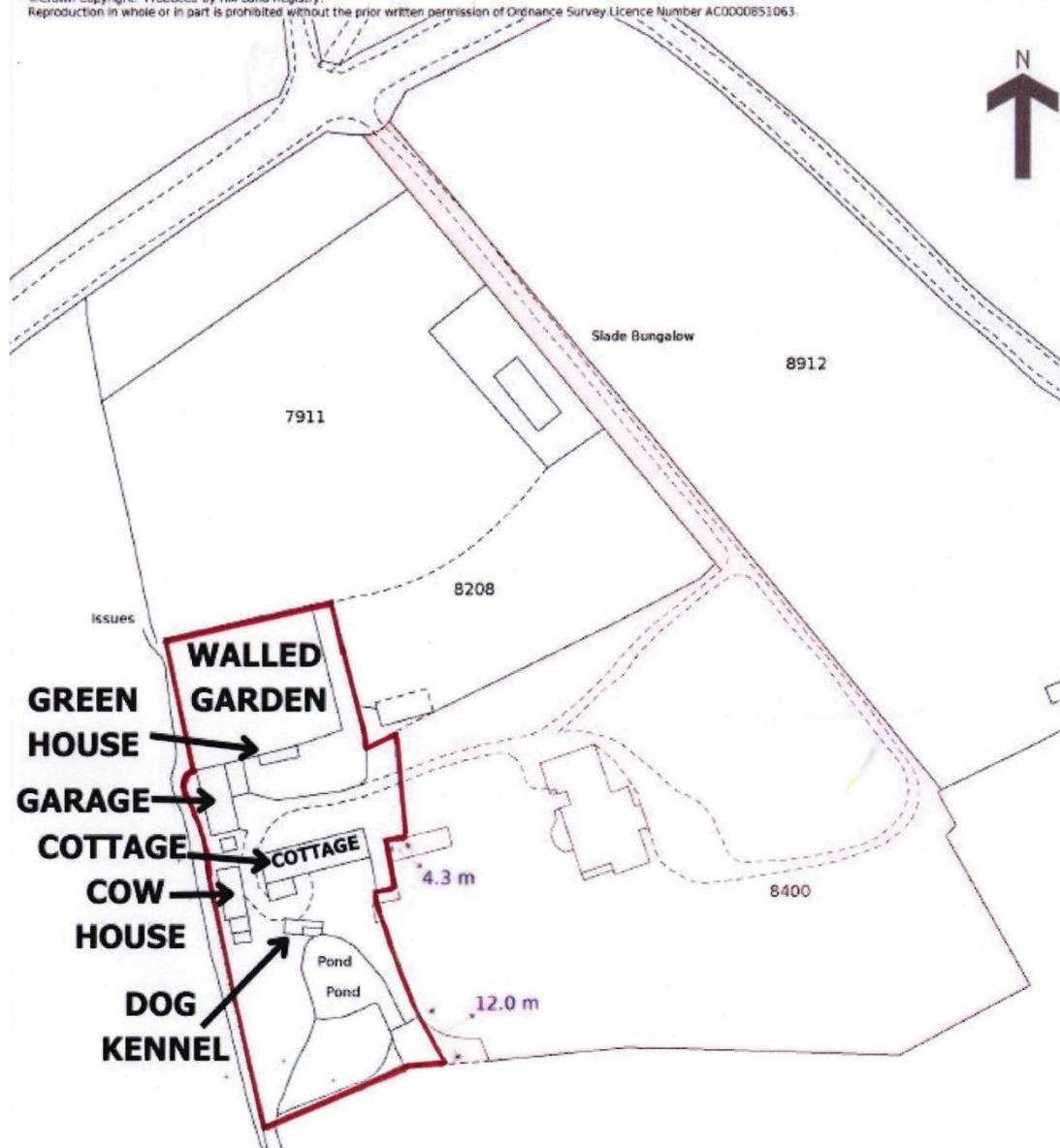
£250,000

HM Land Registry
Official copy of
title plan

Title number **DN461654**
Ordnance Survey map reference **SX7347SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : South Hams**



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