



LOWER HILL FARM

Lamerton, Devon





A BEAUTIFULLY RENOVATED LISTED 17TH CENTURY FARMHOUSE

With separate converted barn, outbuildings providing excellent equestrian facilities and range of pasture paddocks, within easy reach of Tavistock and Dartmoor.

Summary of accommodation

Lot 1 – Lower Hill Farmhouse (Guide price £1,150,000)

Ground Floor: Sitting room | Dining room | Study | Studio/games/living room | Kitchen/breakfast room | Utility room
First Floor: Principal bedroom/shower room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom
Stone barn (with planning permission to convert into a holiday home) | Stables | Garden and paddock
In about 2.85 acres

Lot 2 – The Old Shippon (Guide price £500,000)

First floor open plan kitchen/sitting room/dining room | Two bedroom/shower room suites | Further bedroom and bathroom
Utility room | Stables
In about 0.70 acres

Lot 3 (Guide price £400,000)

Large American barn (with Q class planning permission) | Outdoor riding arena
Grounds: Gardens | Range of pasture paddocks
In all about 8.81 acres

Distances: Tavistock 3 miles, Launceston 11 miles, Okehampton 16 miles, Plymouth 18 miles
(All distances are approximate)

As a whole: Guide price £2,050,000



SITUATION

Lower Hill Farm is situated in the beautiful rolling countryside of West Devon, just outside the popular village of Lamerton and about 3 miles to the west of Tavistock.

Lamerton has a fuel station, general store, primary school and The Blacksmith's Arms pub, as well as the 13th century St Peter's Church. There is also the popular farm shop at Chipshop, about 2 miles away.

The delightful ancient stannary and thriving market town of Tavistock, dating back to the 10th century, is within easy reach and is part of a World Heritage Site. The town centre is focused around the Pannier Market and Bedford Square and there is a regular farmers' market. The town has an excellent range of independent shops, restaurants, pubs, cafes and hospital and there is private education with Mount Kelly School and prep school. Golf is at Tavistock Golf Club or St Mellion, about 13 miles away. Several National Trust properties are nearby, including Lydford Gorge, Buckland Abbey and Cotehele.





Tavistock is situated on the banks of the beautiful River Tavy, on the western edge of Dartmoor National Park, renowned for its spectacular scenery and providing many opportunities for walking, cycling, fishing, riding etc. on the doorstep.

To the south is the city of Plymouth and the glorious Tamar Estuary, providing facilities for sailing and other watersports here and along the south coast of Devon and Cornwall, with its many beaches, coves and estuaries. There is also excellent cycling on the Moor with the Dartmoor Classic being a popular annual event. Mountain biking nearby is also superb.

There is easy access north to the A30 leading west, via Launceston, into Cornwall, or east, via Okehampton, to the cathedral and university city of Exeter and the M5 motorway. From Plymouth there are ferries to France and Spain and a train station with mainline connections to London (Paddington).

THE PROPERTY

Lower Hill consists of a stylishly renovated and beautifully presented former farmhouse (Lot 1), Lot 2 is a wonderful Shippon. Lot 3 is an attractive and large American barn with Q class planning with reference 4033/24/PDM.

Lot 1 consists of the attractive farmhouse, constructed of stone beneath a slate roof, with projecting rendered gable to the rear, is Listed as being of architectural or historical interest, Grade II, and the listing document states it as being a 'farmhouse. Mid to late 17th century, with 19th and 20th century alterations.

The house has been thoroughly and stylishly renovated and modernized, whilst retaining its many period features, thus combining its character and charm with all the comforts of modern living.





To one side of the hall is the dining room with slate flagged floor, exposed beams and fireplace with Watson, and to the other the sitting room with slate flagged floor and stone fireplace with wood burner. Beyond the dining room is the study and beyond the sitting room the large, full height studio/games/living room with slate paved flooring, exposed roof timbers and wood burner. To the rear is the spacious fitted kitchen/breakfast room with slate paved flooring and French doors to the paved terrace and gardens.

On the first floor there is plenty more period character and the principal bedroom with range of fitted wardrobe cupboards, en suite and full height shuttered window overlooking the gardens. There are three further bedrooms and a family bathroom. One of these bedrooms is self contained with its own stairs and en suite, making it ideal for guests. Both bathrooms are equipped with high quality contemporary fittings. Around the house are beautiful gardens with lawns and ornamental shrubs and plants making al fresco dining a real possibility.

The entrance drive leads in from the lane and splits into three, one going straight on between the house and The Old Shippon to the American barn and yard, a left fork going around the back of the house to the parking and turning area, and the right fork leading between the garden and paddock in front of The Old Shippon to further parking and the stables.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Ground Floor
154.3 sq.m. (1661 sq.ft.) approx.

1st Floor
116.8 sq.m. (1258 sq.ft.) approx.



Approximate Gross Internal Area
348.3 sq.m. / 3750 sq.ft.

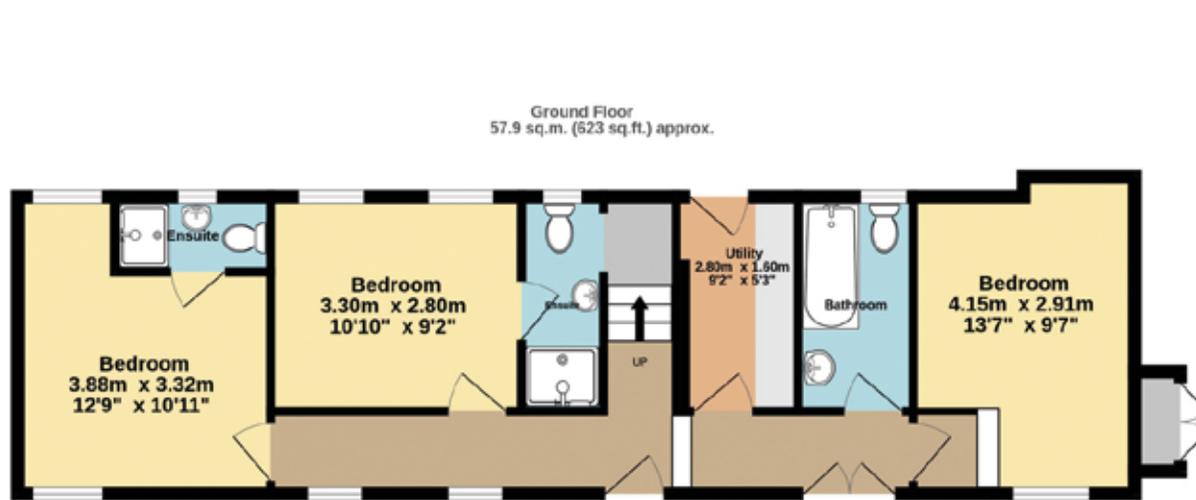
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



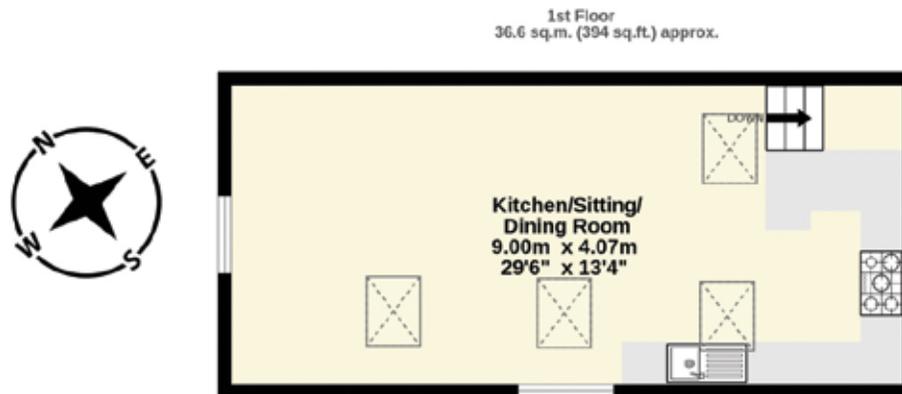
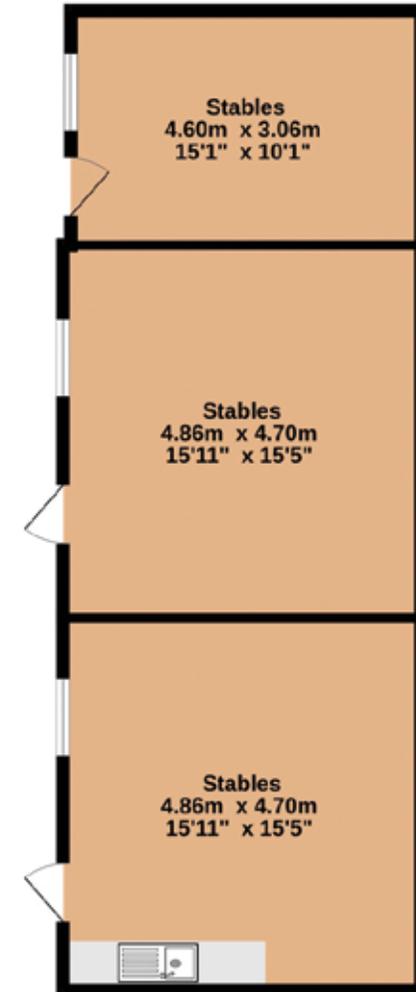
LOT 2

The Old Shippon is a converted barn to the south of the house, being an imaginatively designed 'upside down' house with lovely open plan kitchen/dining/sitting room on the first floor and two bedroom/shower room suites and further bedroom and bathroom on the ground floor. It also has an attractive garden and stables.





Stables
59.8 sq.m. (643 sq.ft.) approx.



Approximate Gross Internal Area
94.5 sq.m. / 1017 sq.ft.

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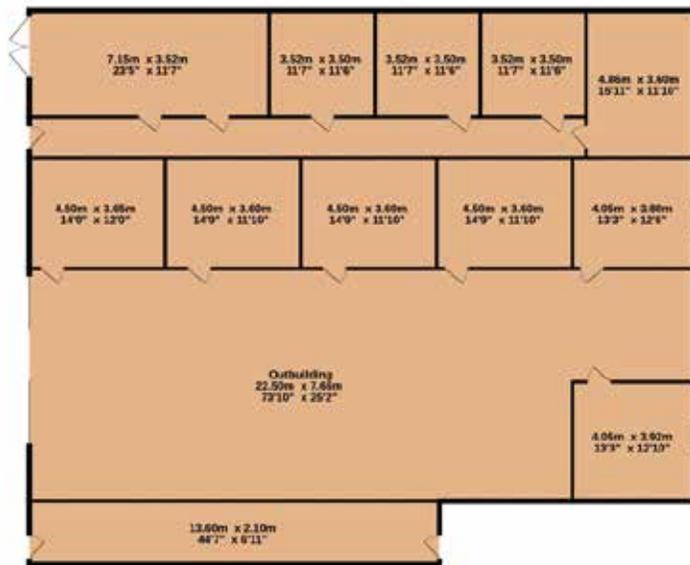
LOT 3

To the east is the large 'American barn', being a substantial portal framed covered yard with fittings providing extensive stabling/loose boxes. Around this building are spacious yard areas and beside it an outdoor riding arena completing the excellent equestrian facilities. This also comes with a range of pasture and paddocks. The planning currently exists to create a wonderful barn conversion over two floors with excellent equestrian facilities.

Details of planning permissions can be found on the West Devon Council website <https://www.westdevon.gov.uk/planning/planning-applications>



Barn
385.2 sq.m. (4146 sq.ft.) approx.



Approximate Gross Internal Area
445 sq.m. / 4789 sq.ft.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and drainage, Oil fired heating

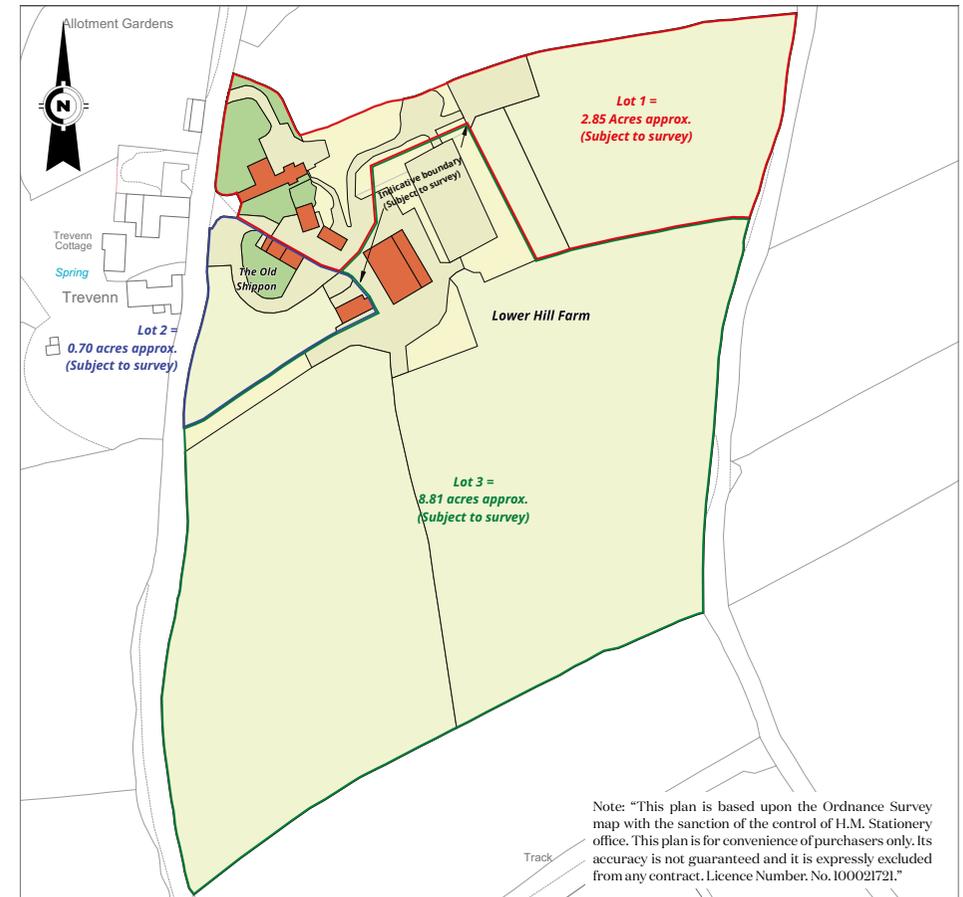
Local Authority: West Devon District Council: 01822 813600

Council Tax: Band A

EPC Rating: E

Directions: PL19 8RR What three words ///tinsel.towers.crackled

Do not follow the postcode, use the What3words



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to tell you more.

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

EX1 1QD

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