



D U N C O M B E C O U R T F A R M

Duncombe Court Farm

West Charleton, Kingsbridge, Devon TQ7 2AD

- Kingsbridge approx. 3.4 miles
- Dartmouth 11.9 miles
- Totnes 13.4 miles
- A38 Nr Wrangaton 12.7 miles

South Hams farm with exceptional views to the Kingsbridge Estuary and land running down to Bowcombe Creek

- **Lot 1:** Dormer bungalow offering potential for redevelopment or replacement (STP), agricultural buildings and attractive pasture land extending to 59.01 acres (23.88 hectares)
- **Lot 2:** Stone barn offering potential for alternative uses (STP) Pasture land running down to Bowcombe Creek extending to 42.30 acres (17.11 hectares)
- Rural, yet accessible location with good road links to the A379 linking to Kingsbridge and Dartmouth
- Fantastic position with views to the Kingsbridge Estuary

For sale as a whole and in two lots

The Whole Farm: 101.31 acres (40.99 hectares)





Introduction

Duncombe Court Farm offers an excellent and rare opportunity to acquire a farm within the South Hams with fantastic views looking south over the Kingsbridge estuary.

Duncombe Court Farm dormer bungalow offers a wonderful opportunity for someone to renovate the existing dwelling or as a site for a replacement dwelling. Plymouth and South West Devon Joint Local Plan has Policy TTV29, allowing residential extensions and replacement

dwellings in the countryside. Subject to complying with policy, this could allow the creation of a new dwelling with views to the estuary.

Within Lot 2 the traditional stone barn may have potential for alternative uses, subject to planning consent.

All buyers are advised to take their own planning advice.

The farm buildings offer livestock accommodation for a farm or small holding, as well as equestrian (STP). The land is predominantly sloping grassland suitable for livestock grazing.

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Email: farms@stags.co.uk

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Kingsbridge, Devon, TQ7 1JD
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stags.co.uk

Lot 1

Duncombe Court Farm dwelling, agricultural buildings and land extending to 59.01 acres (23.88 hectares).

The Property

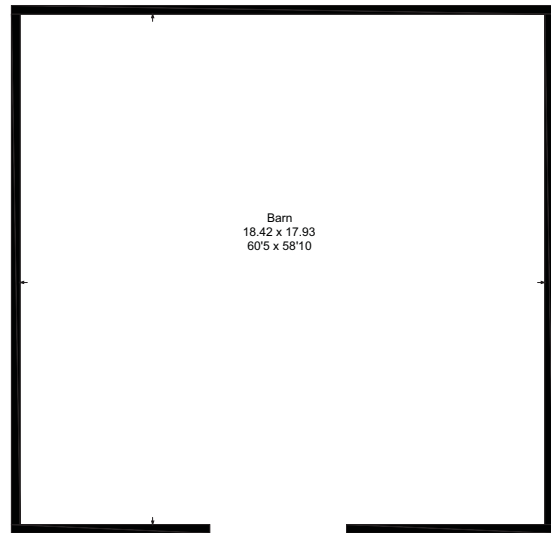
The floorplan illustrates the layout and size of the property. In brief, the accommodation comprises, front door to hall, sitting room and dining room, both with fantastic views looking south over the Kingsbridge estuary. Kitchen, with wall and base units, including integral cooker and oven (not in working order), utility room and cloakroom, family bathroom with WC, bidet, wash hand basin unit and walk-in shower, office, three double bedrooms and a further family bathroom with bath, shower, wash hand basin, separate WC.

Stairs lead up to the converted attic with four rooms, currently used as an en-suite bedroom.

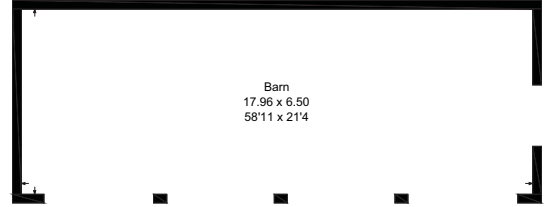
Adjoining double garage housing redundant central heating boiler, hot water tank, water pressure tank, all currently not in working order and will be included in the sale.

All carpets, curtains and light fittings will be remaining and be included in the sale.



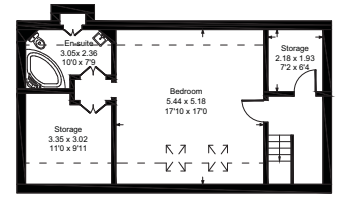


Outbuilding

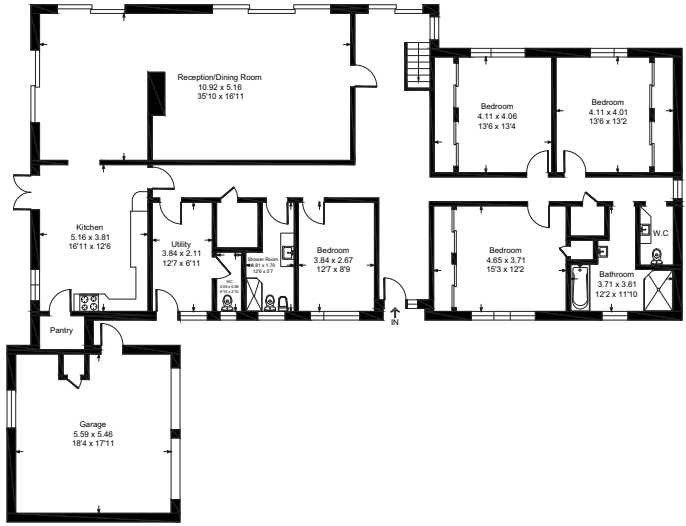


Outbuilding

Approximate Gross Internal Floor Area = 278.3 sq m / 2997 sq ft
 Outbuilding Area = 446.9 sq m / 4811 sq ft
 Garage Area = 30.5 sq m / 328 sq ft
 Total Area = 755.8 sq m / 8136 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



D U N C O M B E C O U R T F A R M



Outbuildings

Detached garage building.

Farm Buildings

Building No. 1: livestock barn (17.85m x 18.24m) – timber frame under corrugated roof.

Building No. 2: (18.09m x 6.47m) – concrete block construction under corrugated roof.

Grain bin, fuel tank (redundant) and stands.

Land

The land in all extends to approximately 59.01 acres and is a mixture of level, sloping and steeper land. The land is predominantly grassland and through the centre of the land runs a stream and former ponds which offer conservation and sporting appeal. A family grave is situated in the south east of field 3107, marked with an x, no access rights are required by the family.

Lot 2

Stone barn and grassland extending to 42.30 acres (17.11 hectares)

Stone Barn

Situated at the entrance to the land is a former farmyard with a traditional stone barn, part concrete block walls under corrugated roof extending to 8.47m x 4.55m.

Land

The land in all extends to approximately 42.30 acres and is a productive run of grassland down to Bowcombe Creek.

General Remarks

Services

Lot 1: Private water and drainage, both currently not in use for details of the private water supply the purchaser must refer to the legal pack and is advised to take advice on those documents if unsure how they will affect their intended use of the property.

Mains electricity.

Lot 2: No services connected.

Tenure

Freehold with vacant possession on completion

Access

Lots 1 and 2 have direct access from the public highway.

Restrictive Covenants

The property is subject to a number of restrictive covenants which can be found in the title documents included in the legal pack. The purchaser must satisfy themselves as to the suitability of the property for their use.

Burial: Human remains are inferred on Lot 1 in a location approximately marked with an 'X' on the sale plan.

Rights of Way

A public footpath crosses the land. This is shown on the extract of the definitive map included in the legal pack.

Local Authority

South Hams District Council
www.southhams.gov.uk

Basic Payment Scheme

Basic Payment Entitlements are not available.

Designations

The property is located within the South Devon Area of Outstanding Natural Beauty and Kingsbridge Eutrophic Nitrate Vulnerable Zone.

Sporting & Mineral Rights

The sporting rights insofar as they are owned are included with the freehold. Some mineral or mining rights are excluded as per the legal titles. Please refer to the legal pack if further details are required.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

Wayleaves, Rights of Way etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. An extract from the definitive map is included in the legal pack and the purchaser must be aware that there may be informed rights of which the seller is unaware. There are other rights granted by deed. Details of these rights and copies of available deeds are enclosed in the legal pack.

Plans & Boundary Fences

A plan based on the Land Registry Title which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy. If it is apparent that the Land Registry Title plans may not align perfectly with the physical boundaries and land occupied, the purchaser must satisfy themselves in this regard.

Legal Pack

This includes the searches, draft, contracts, deeds/epitome of title, special conditions of sale etc.



Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings. Please note there is also a well on the property. The location of which can be derived from the documents contained in the legal pack.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

Directions

From Kingsbridge follow the A379 out of town towards West Charleton for approximately 2 miles. Once in West Charleton take the first left onto Church Lane. Follow this road for approximately three quarters of a mile where Duncombe Court Farm will be found on the right-hand side.

