



D O W N T O W N F A R M





Downtown Farm

St. Giles-on-the-Heath, Launceston PL15 9SL

Launceston 4.5 miles • St. Giles-on-the-Heath 3 miles • A30 3.7 miles

A beautifully presented home with income and multi-generational living opportunities, set within 1.7 acres in a quiet, but highly accessible country location.

- 3/4 Bedroom period farmhouse
- 2 Bedroom cottage (Magnolia) with residential use
- 2 Bedroom cottage (Swallows) with holiday use
- Studio and outbuildings with potential
- Gardens and grounds, Large solar array, in all 1.7 acres
 - Tucked away countryside location
 - Great access to Launceston and A30
 - Freehold

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Introduction

This attractive and well-presented lifestyle home offers many opportunities from home and income to multi-generational living and smallholding. The farmhouse has an annexe option that could also be used as part of the main home accommodation. The adjoining 2-bedroom cottage has been holiday let in recent years but with its residential status provides an opportunity for extended family living or Shorthold Tenancy for longer term letting. A separate detached cottage provides a 2-bedroom holiday let.

A studio by the vegetable garden, currently used as hobby space, has great potential for other uses, subject to the required permissions. A range of outbuildings provide opportunity to be used as storage space, livestock housing, event space, workshops and offices, subject to the necessary consents.

This property provides a perfect platform for a flexible home and income within a smallholding, with countryside adjoining and excellent access. The large solar array provides electricity generation feeding into the property, attracting FIT payments and also reducing overall electricity costs. Details available on request.

Situation

Overlooking the unspoilt countryside of the upper Tamar Valley, on the Devon side of the Devon/Cornwall border. The property benefits from good access to amenities within the local area, with the village of St Giles on the Heath just 3 miles, with a pub, primary school and Post Office, whilst Launceston is 4.5 miles. Launceston is the ancient capital of Cornwall and a bustling town with its castle, steam railway and also provides a wide range of day-to-day facilities including supermarkets, banks, schools etc. The A30 is 3.7 miles, providing good access to the west and to the east, Okehampton and M5 at Exeter.

Roadford Lake is just 3.5 miles away and is the largest area of freshwater in South West England and supporting a wide range of associated activities including sailing, kayaking, walking, cycling and fishing.

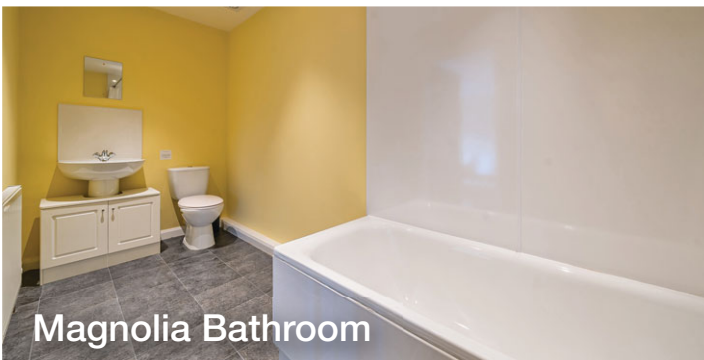
The Farmhouse

A period farmhouse with later additions, the property is well presented and provides the flexibility of a self-contained annexe within the ground floor, if required. The accommodation, in brief, comprises large central hall, kitchen/dining/living room with oil-fired range cooker, shower room with WC, sitting room, bedroom 4/annexe with en-suite shower room and annexe kitchen/breakfast room. On the first floor are three bedrooms and a bathroom, with a large laundry room having potential as a 4th/5th bedroom, if desired.





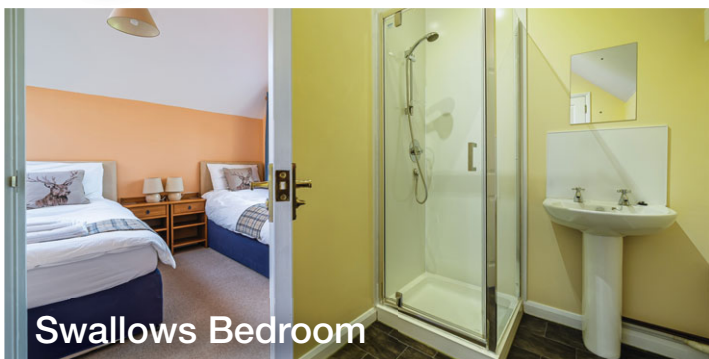
Magnolia Bedroom



Magnolia Bathroom



Magnolia Kitchen



Swallows Bedroom



Swallows Lounge

Cottages

Adjoining the main house is Magnolia Cottage, a two-storey semi-detached two-bedroom cottage, which is currently being used for holiday letting, but has residential consent which provides flexibility for either extended family or long-term letting use. Swallows is a further detached two-bedroom cottage with holiday use. Both cottages are well presented and have proved to be successful holiday lets, each have their own garden space and allocated parking areas.

Both cottages have proved popular with guests to get away from the hustle and bustle whilst being easily accessible due to the proximity of the A30. As well as being a peaceful haven, it is also strategically a great location to explore both Dartmoor, Bodmin Moor and Devon and Cornwall coastlines. Popular visitor attractions such as Tintagel Castle, Eden Project and numerous National Trust properties are all within easy reach.

Garden, Studio And Outbuildings

The whole property forms a ring-fenced enclosure of 1.7 acres, with gardens of mainly lawn making up the majority, with a productive kitchen garden area and polytunnels, various fruit trees and mature deciduous and coniferous trees, drive and ample parking areas for all the properties.

The main outbuilding provides a blank canvas for storage, animal housing or potential for many other uses, subject to the necessary consents. The studio has been used as an office and hobby space in the past and has a fitted kitchen and WC. Potential for home office, treatment room/therapy space or conversion to accommodation, subject to the consents required.



Services

Mains electric and water, private drainage.

The house and cottages are warmed via oil fired central heating.

Fibre broadband, up to 1000 Mbps available.

Solar panels – FIT payments last year approx. £1850

Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture contents, fixtures and fittings and equipment in the holiday cottages, will be included.

Outgoings

Council Tax - Farmhouse Band D | Annexe Band A

Rateable Value - £9,100

Local Authority

Torridge District Council | www.torridge.gov.uk

Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries. In particular, the property has the benefit of a right of way on the access lane to the property.

Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

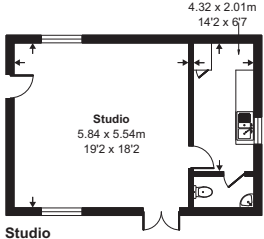
These particulars are a guide only and should not be relied upon for any purpose.



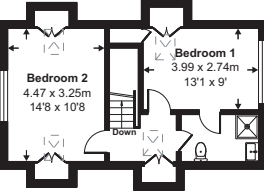
Directions

From the A30 westbound, take the exit at Launceston (A388). At the roundabout, turn right (4th exit) onto the A388 towards Holsworthy. Follow this road for approximately 1.2 miles at the mini roundabout, turn right (3rd exit) in the direction of Holsworthy. Go straight across second mini roundabout towards Holsworthy (A388). Follow this road for approximately 2.5 miles and turn right at Whitehill Cross, signposted Thorne Moor and Broadwoodwidge. Continue for approximately 1.5 miles and the entrance is on the left, signed Downtown Farm & Holiday Cottages. Follow the lane down past the barns and turn left into the entrance at the bottom.

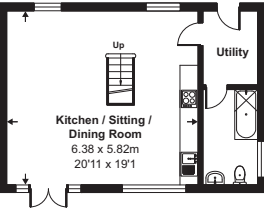
Denotes restricted head height



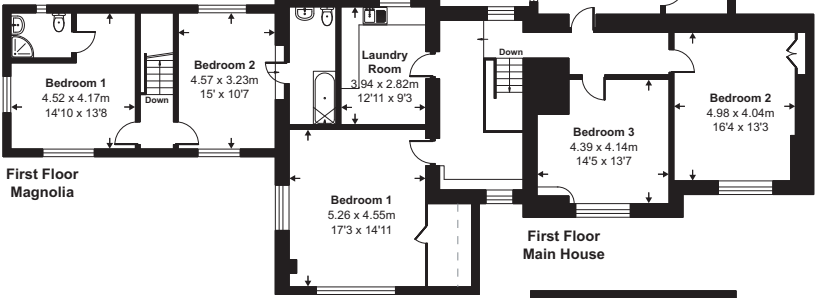
Studio



Swallows First Floor

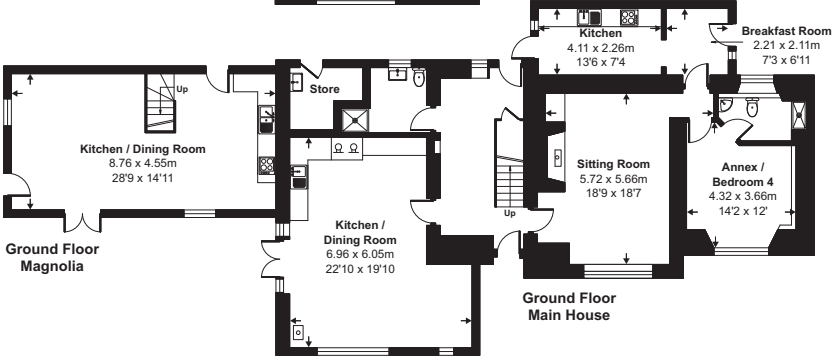


Swallows Ground Floor



First Floor Magnolia

First Floor Main House



Ground Floor Magnolia

Ground Floor Main House



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