



Dupe Greenamoor Farm

Dupe Greenamoor Farm, Week St. Mary, Holsworthy, EX22 6XG



Widemouth Bay 6 miles - Bude 8 miles -
Launceston / A30 11 miles

Attractive residential livestock
farm with useful range of modern
style farm buildings offering
potential

- Delightful Small Farm
- Modernised Comfortable 3 Bed Bungalow (AOC)
- Useful Range of Steel Framed Buildings (With Class Q Potential STP)
- Productive Pasture Land
- Close to Popular Surfing Beaches
- Far Reaching Views

Guide Price £900,000

SITUATION

Greenamoor Farm lies close to the magnificent, rugged, north cornish coast with some of the best surfing beaches in the region such as at Widemouth Bay and Bude. It lies just outside the thriving community of Week St Mary, which has a community store & Post Office, a church and public house. The 4 nearest primary schools are all rated as 'Good'. There is a thriving livestock market at nearby Holsworthy and Hallworthy. Access to the A30 dual carriageway, leading to the M5 is just 11.5 miles to the SE at Launceston. From the property, attractive far reaching rural views are enjoyed over predominantly unspoilt cornish countryside.

DESCRIPTION

Greenamoor Farm, lies half a mile to the SE of Week St Mary, with no nearby neighbours. This 46.89 acre farm, benefits from a modernised comfortable 3 bedroom bungalow (with an AOC). There is a useful range of modern style farm buildings and various concrete yard areas. This productive livestock farm, benefits from 3 road accesses to the land and buildings, with the bungalow benefitting from providing a further access.

The Bungalow:

The bungalow is partly of Woolway construction and having been modernised, offers comfortable accommodation, which is shown on the attached floorplan, but briefly comprises: Entrance lobby into Hall, Sitting Room with electric fire, Kitchen/Dining/Living Room with oil fired Rayburn. Wall and floor mounted kitchen units with worksurfaces over, single stainless steel sink and drainer, built-in electric oven and electric hob with extractor hood, built in fridge freezer and dishwasher. Built in storage cupboard and built in airing cupboard and loft hatch.

Utility room with wall and floor mounted units, worksurface over. Stainless steel 1½ sink and drainer. Oil fired boiler. Door to integral single garage. Rear Hall with walk-in storage cupboard, door to rear garden, WC with wash hand basin. Corridor leading to family shower room, with modern white suite comprising WC, wash hand basin and large shower cubicle. Heated towel rail and the three double bedrooms.

To the front is a generous parking and turning area, a single integral garage and a steel clad garage/garden shed/workshop. To the rear is a small enclosed garden/patio area, with a washing line and appealing views over the farm's land to the rear. A pedestrian gate opens out in the field to the rear. Between the garden and the farmyard is a lawned area.

FARM BUILDINGS

The farm buildings comprise mainly steel framed buildings, many of which may have residential conversion potential under the Class Q Permitted Development.

In the corner of the field behind the bungalow is a: 14m x 5m Steel frame livestock barn with mono-pitched fibre cement clad roof, steel profile sheet cladding and concrete floor, internal partitioning and water connected. At the far end of this field there is also an 8m x 4m tin clad, pole barn field shelter. To the NE side of the bungalow is a: 9m x 3m Sheep handling pole barn with steel profile sheet cladding and a fibre cement roof.

In the Farmyard to the SE side of the bungalow are:
a 20m x 6.5m 4-bay steel frame, tin clad, open fronted barn, with part concrete, part soil floor and fibre cement roof. It is

linked to a 14m x 13m 3 bay steel frame barn with concrete panels and timber boarding, muck boards, concrete floor and sheeted doors.

A 12m x 6m fully clad implement store with sheeted sliding door, mono-pitched roof. Steel profile sheet cladding, steel sheet roof and concrete floor.

A 12m x 6m fully enclosed implement store, with fibre cement roof, concrete panel and steel profile sheet cladding with large sheeted doors, sheeted pedestrian door, and concrete floor.

Around the buildings are stoned and concrete yard areas, leading to the land behind.

LAND

The land is comprised within 8 productive fields and could facilitate sub-division of the farm if desired. A stoned track leads from the rear of the farm buildings to the furthest fields to the South. The land is either level (near the farm buildings and the road or SW facing at the southern end of the farm. In all the property extends to approximately 46.89 acres.

SERVICES

Mains water and electricity, private drainage, oil fired central heating. Some of the buildings have mains water and electric connected.

TENURE

Freehold with vacant possession upon completion.

AGRICULTURAL OCCUPANCY CONDITION (AOC)

Within the planning permission for the dwelling is an occupancy condition that requires the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in agriculture, or in forestry, in the locality, or a widow or widower of such a person, and any resident dependants.

AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The land was registered for the Basic Payment Scheme (BPS). This scheme has now finished. The farm is not currently entered into any environmental schemes, but has potential to.

PLANS AND BOUNDARIES

A plan, which is not to be relied upon, is on the back of the sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. The perimeter of the land is generally bordered by sheep proof fences. The farm enjoys a length of road frontage to the north.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk

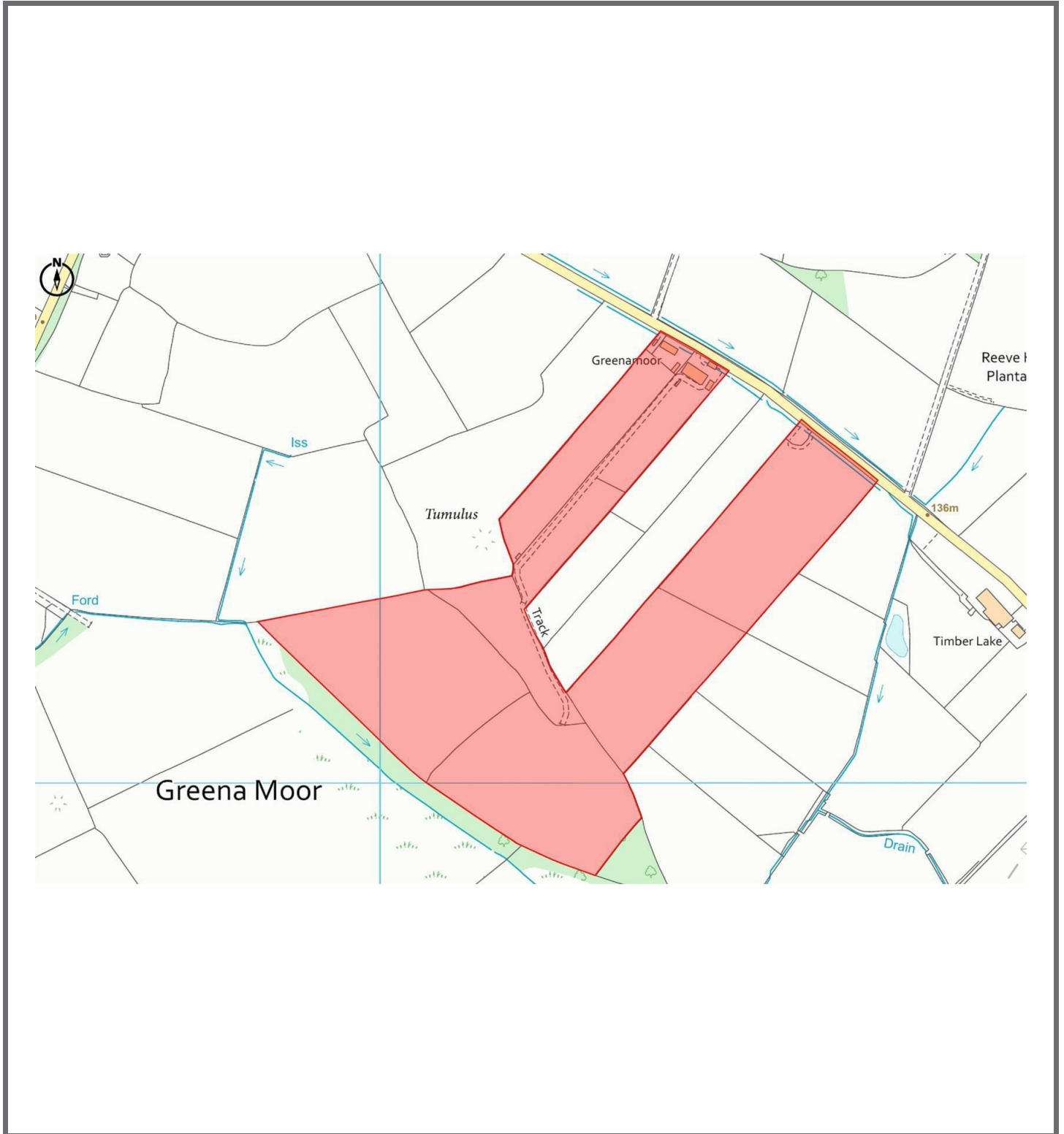
WAYLEAVES AND RIGHTS OF WAY ETC.

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.

RIGHTS OF WAY

No public footpaths cross the land.





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

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B		91
(82-84) C	(69-81) D		
(65-78) E	(49-64) F	44	
(1-64) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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