



Land at Trecombe Farm (Lot 3) Trecombe, Callington,
Cornwall PL17 8LP

Range of Livestock buildings and former pig buildings and
land to 55.79 acres, offering potential to create a new farm
holding (STP)



- Productive level and gently sloping land
- Range of livestock buildings
- Rural location
- Views to Dartmoor and Bodmin Moor

Guide Price £700,000

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SITUATION

The land is positioned in an enviable location towards the end of a no through lane offering a pleasant approach to the property with stunning rural outlooks. Situated amongst a rural farming hamlet, Trecombe is positioned almost equidistant between the Cornish market towns of Launceston and Callington. Both towns offer a comprehensive range of amenities including supermarkets, schools, doctors, veterinary surgeries. The property is well positioned for those looking to enjoy a rural setting whilst being accessible to both North and South Cornish Coastlines, both being within 25 miles or so. The former market town of Liskeard is approximately 14 miles away with access to the A38 trunk road and a main line railway station. The city of Plymouth is just around 20 miles south, where there is an excellent range of facilities including department stores, deep water marina and regular ferry services to northern France and Spain.

DESCRIPTION

A range of agricultural and livestock buildings including former pig buildings, with adjoining productive pastureland extending to 55.79 acres in all, offering potential to create a new farm holding (STP).

Lot 1 – 4 bed farmhouse with gardens, courtyard of traditional barns and paddock in all 0.92 acres Guide price £525,000

Lot 2 – 4 Barn Conversion with useful range of farm buildings pasture land in all 13.51 acres Guide Price £650,000

Lot 3 – Land and farm buildings extending to 55.79 acres. Guide price £700,000

THE LAND AND BUILDINGS

A productive run of level and gentle sloping grassland suitable for grazing

a cutting. Small area of scrub with pond.

FARM BUILDINGS:

1. Hay and straw barn (18m x 10m). Timber pole construction under clad and corrugated roof (material unknown).
2. 2 Feed bins.
3. Livestock building (7.5m x 14.3m). Concrete block construction under corrugated roof (material unknown). Internally fitted with 2 bulk bins.
4. Livestock barn (7.25m x 18.0m). Steel frame with part block walls under corrugated roof (material unknown).
5. Livestock barn (9.90m x 20.0m). Timber pole construction under steel clad roof.
6. Redundant pig fattening unit (39.0m x 7.35m). Concrete block construction under steel clad roof.
7. Open-fronted livestock barn (7.75m x 22.0m). Timber frame construction under clad steel roof adjoining with lean-to. PV panels excluded.

SERVICES

Natural water available from the spring located in parcel No. 9509. Tank and pump are in situ. But no electricity connection. Further details from the agents.

ACCESS

Lots 1, 2 and 3 have established rights of access along Trecombe lane.

TENURE

Freehold with vacant possession on completion.

Schemes

:BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.



DESIGNATIONS

Trecombe Farm is located in an Area of Outstanding Natural Beauty (AONB).

SPECIFIC RIGHTS/EASEMENTS

LOT 1 AND LOT 2 – Private drainage is located within Lot 3, parcel No. 8402 Rights will be reserved for access, maintenance and replacement.

LOT 3 a right of way exist between point X to Y for the adjoining owner for sporting, leisure and forestry use only.

Rights exist to supply third parties with water but are no longer used in practice. Further detail from the agents.

RESTRICTIVE COVENANTS

LOT 3 –No Buildings to be erected any building within field parcel 8402. This will be for the benefit of Lot 1 and Lot 2.

SPORTING/MINERAL RIGHTS

The sporting rights insofar as they are owned and included with the freehold. The mineral rights are not owned. Further details available from the agents.

FIXTURES/FITTINGS

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

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.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

PLANS AND BOUNDARY FENCES:

A plan, 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.

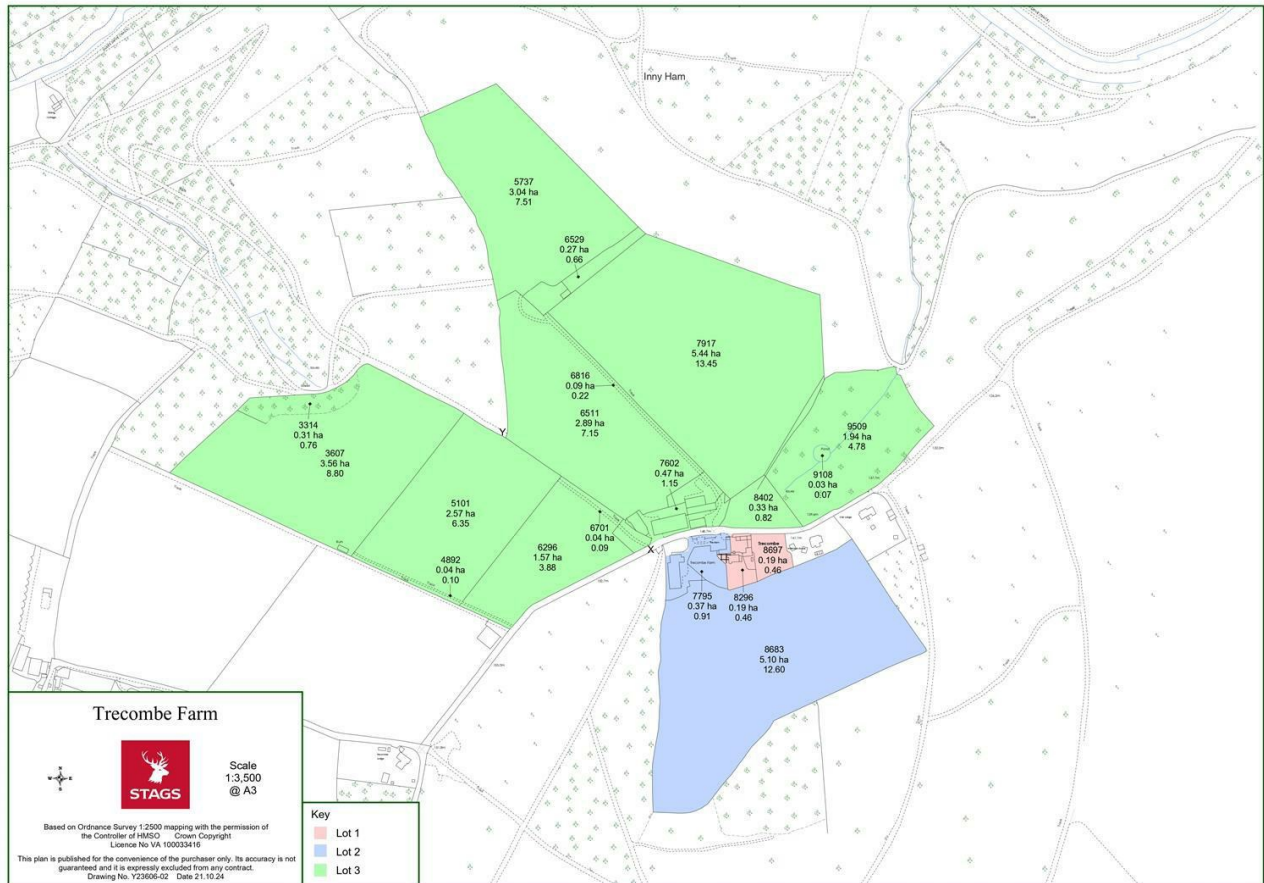
DIRECTIONS

From Launceston take the A388 road south signposted towards Callington and Plymouth. Continue on this road for approximately 5.5 miles into the village of Treburley and with The Springer Spaniel public house on the right hand side, take the 2nd left signposted Bealsmill. Follow this country lane for approximately 1 mile into the hamlet of Bealsmill, turning left signposted towards Horsebridge. After just under 1 mile, turn left at the cross roads onto a 'no through road' lane and proceed for 370m until the road bears to the left. At this point with the gated entrance to a private woodland on the right, turn right down the track signposted towards Trecombe taking care along this road for any uneven surface. The property will be found near the end of this lane on the right hand side opposite the farm buildings on the left.

WARNING

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings. Building Safety and any unsafe presence of asbestos.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.