



Claremont Farm



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Florence Road, Callington, Cornwall, PL17 8RB

Callington 1.4 miles - Launceston 10.6 miles - Tavistock 9.1 miles

A rare opportunity to acquire a detached bungalow situated at the end of its own private drive and set amongst just under 50 acres of its own land.

- Auction Guide: £600,000 - £700,000
- Detached 3 bedroom bungalow
- Private setting amongst its own land
- Approximately 48.9 acres in all
- Fabulous far reaching views
- Range of outbuildings
- Popular rural yet accessible location
- Off road parking
- Council Tax Band: C
- Freehold

Auction Guide Price £600,000 - £700,000

METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The Auction end date is Wednesday 23rd July 2025, ending at 5:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website stags.co.uk - Online Property & Land Auctions.

SITUATION

The property occupies a commanding position at the end of its own private drive with fabulous far reaching views across South East Cornwall. The property is located on the edge of the locally renowned Kit Hill in an Area of Outstanding Natural Beauty, with easy access to the town of Callington with a range of shopping and leisure facilities.

DESCRIPTION

A well presented detached bungalow which is understood to be of standard construction and offering spacious accommodation throughout.

The accommodation comprises; a sitting room, open plan kitchen/dining room, 3 bedrooms and a family bathroom.

From the rear access can be gained to a utility space with space for appliances and providing useful storage.

OUTSIDE

Approached via its own private drive, leading up to the property and an area providing ample off road parking. As you arrive you get a sense of the privacy and charm the property offers, with the stunning far reaching views across over south east Cornwall.

The property benefits from a range of traditional stone and block outbuildings offering storage, workshop space and potential stabling with a further more modern agricultural building.

The outbuildings offer a range of potential for conversion, subject to the necessary planning and consents.



The land is predominantly made up of 9 pasture paddocks which form over 40 acres, with a further 3.3 acres of young woodland and around an acre of gardens.
A public footpath leads from the start of the drive and then continues straight on (as the drive turns towards the property) to the northern boundary.
In all the property extends to approximately 48.9 acres.

SERVICES

Mains electricity, private water via a bore hole and private drainage via a septic tank. Oil fired central heating and wood burning stove. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Viewings are strictly by accompanied appointment only with the vendor's appointed agents, Stags. We advise all viewers to take extra care when viewing the property.

DIRECTIONS

What3words.com: ///dictation.candles.inkjet

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc. VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYEMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

FAQ: Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB.
Tel: 01566 772375.

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION AND RESERVE

Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.


SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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