



Bumpston Cross Cottage , Buckfastleigh, Devon TQ11 0LB

A substantial detached country property with mature gardens, an orchard, and a self-contained static caravan annexe, set in just under an acre

Totnes 4.4 miles; Torbay 10 miles; Plymouth 26 miles; Exeter 26 miles

- Auction end date Thursday 10th July
- Detached five-bedroom country home
- Peaceful rural setting
- Self-contained static caravan
- Principal suite with balcony
- Double garage and ample parking
- Mature gardens and productive orchard
- Excellent access to Totnes and A38
- Freehold
- Council tax band F

Auction Guide £650,000

01803 865454 | totnes@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 10th July 2025 at 4:30pm.

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 on the Auctions tab.

SITUATION

Located in a peaceful rural position between Totnes and Buckfastleigh, surrounded by open countryside and approached via a quiet country lane. The nearby villages of Staverton and Landscope offer excellent local amenities including traditional pubs, Churches, and Primary Schools. Both St Christopher's and the Steiner School are also within easy reach.

Totnes provides a vibrant market town atmosphere with a wide range of independent shops, cafes, supermarkets, and educational facilities. It also benefits from a mainline railway station with regular services to London Paddington. To the west, the A38 Devon Expressway offers swift road access to Plymouth, Exeter, and the M5.

The area is well placed for enjoying both coast and countryside. The open expanse of Dartmoor lies to the west, offering extensive walking, riding, and outdoor pursuits, while to the east, the South Hams coastline and Torbay provide a range of beaches and seaside towns.

DESCRIPTION

Bumpston Cross Cottage is a spacious and beautifully presented detached home, offering privacy, flexibility, and an exceptional lifestyle opportunity in the heart of the South Devon countryside. Surrounded by its own established gardens and orchard, this characterful property combines comfort and functionality, ideal for those seeking a peaceful rural retreat with scope for multi-generational living or additional guest accommodation.

The property includes a five-bedroom main house and a self-contained static

caravan, which offers excellent potential as an annexe for extended family, guests, or home-working space (subject to any necessary consents.) The whole is set within approximately 0.80 acres and enjoys a high degree of seclusion.

ACCOMMODATION

The ground floor features a large kitchen/dining room with garden views and French doors to the outside, a cosy sitting room with cast iron stove, a second reception room, a cloakroom, a home office, and a utility area.

Upstairs, the principal bedroom enjoys a vaulted ceiling, en suite bathroom, dressing room, and a private balcony. Four further bedrooms and a family bathroom complete the first floor, offering excellent space for family and guests.

The static caravan, located discreetly within the grounds, is equipped with a kitchen, living area, two bedrooms, and a bathroom. It provides useful additional accommodation or flexible space depending on individual needs.

OUTSIDE

The property is approached via a private driveway and sits within attractive mature gardens, including lawned areas, established trees, and a productive orchard. There is ample parking and a detached double garage with workshop potential.

A well lies to the rear of the cottage, and a public footpath runs along the orchard boundary. The total plot extends to approximately 0.80 acres, offering a peaceful and private rural environment.

SERVICES

Mains electricity, gas, and water. Private drainage.

AGENT'S NOTE

The Abham Transformer Station and Stretchford Farm solar farm are located nearby. A public footpath runs between the house and the orchard. The orchard itself has been held under a possessory title for over 30 years with an insurance policy in place, and an application is currently underway to upgrade



this to title absolute. Prospective purchasers should rely on their own inspections and enquiries.

DIRECTIONS

From Totnes, take the Dartington Road and, at Shidders Bridge (near the Cider Press Centre), turn left onto the A384 towards Buckfastleigh. After approximately half a mile, just beyond the brow of the hill, turn right at the signpost for Staverton.

Follow the lane down the hill and cross Staverton Bridge. Bear right after the bridge, then take the first left. Continue along this lane, bearing left at the first junction. Stay on this road, passing Fursdon and crossing a small crossroads. Continue towards Riverford Farm—Bumpston Cross Cottage will be found on the left just before reaching the farm.

PROOF OF IDENTITY

Under 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 AND 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 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 PAYMENT

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 no later than 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

Matthew Clarke at Windeatts, Totnes. 01803 862233.
matthew.clarke@windeatts.co.uk.

AUCTION END DATE AND TIME

The auction end date is Thursday 10th July 2025 at 4:30pm.

COMPLETION DATE

The completion date will be as dictated by the solicitor which is twenty working days after the auction and included in the legal pack.

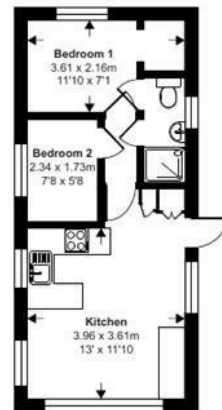
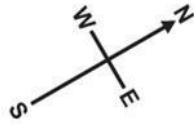
DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are 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 CONDITION 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 provisions 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.





Annex Ground Floor

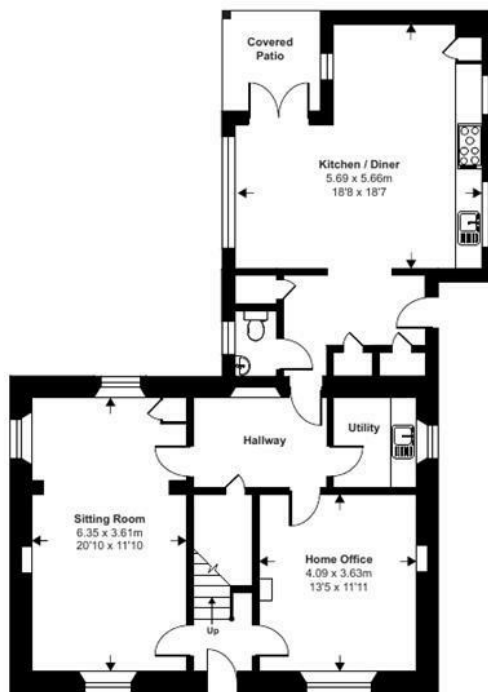
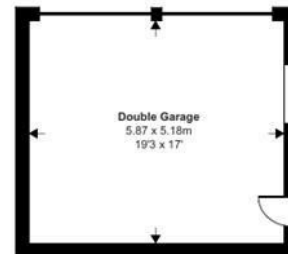
Approximate Area = 2092 sq ft / 194.3 sq m

Garage = 331 sq ft / 30.6 sq m

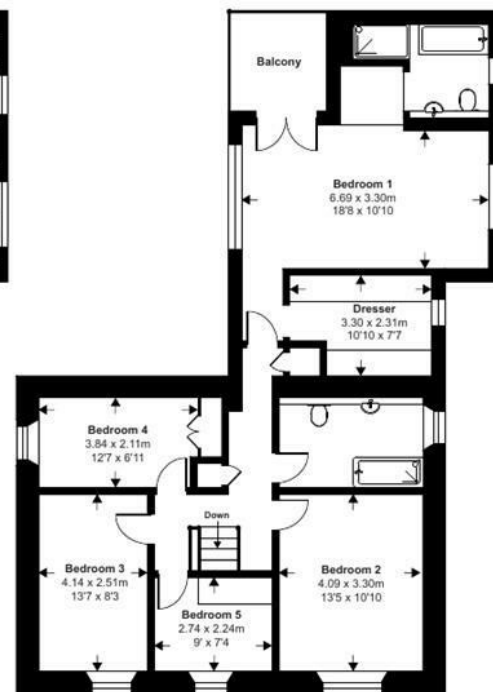
Annex = 346 sq ft / 32.1 sq m

Total = 2769 sq ft / 257.2 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Stags. REF: 1159949



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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.