



Friendwells



# Friendwells

Modbury, Ivybridge, PL21 0TT

Kingsbridge 9 Miles. Modbury 2 Miles. Bigbury on Sea 8 Miles.

A unique opportunity to purchase a detached Woolaway bungalow, static caravan, range of farm buildings set within 6.4 acres of agricultural land with glorious views towards Dartmoor. Peaceful, rural location within easy reach of the popular village of Modbury. The site offers huge development potential subject to the necessary planning consents.

- Detached Woolaway Bungalow
- Huge Potential To Re-Develop (STPP)
- 6.5 Acres Of Agricultural Land
- A Range Of Farm Buildings
- Beautiful Rural Location, Close To Modbury
- Static Caravan
- Wonderful Views Across To Dartmoor
- Plenty of Parking
- Freehold
- Council Tax Band: C

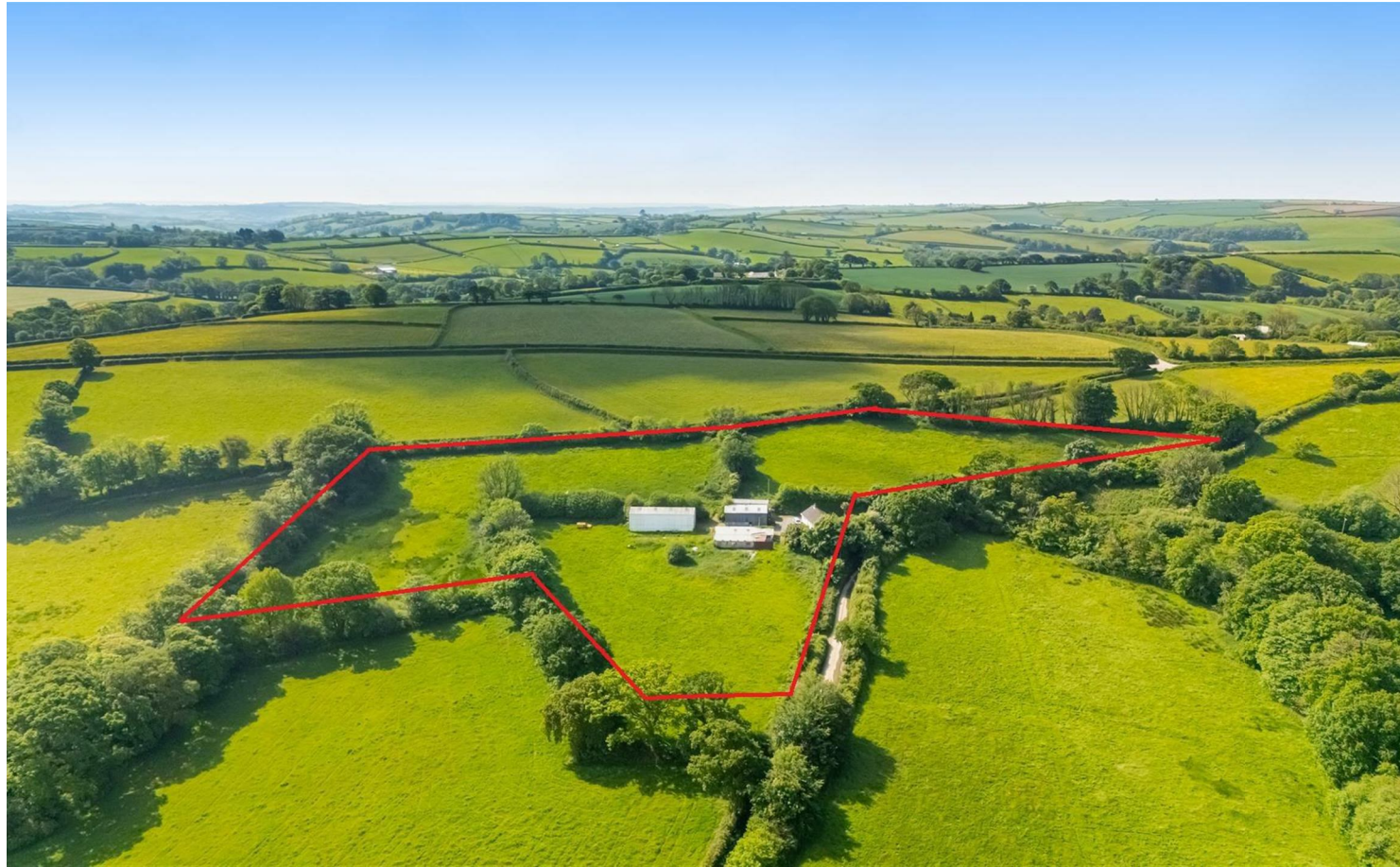
## Guide Price £950,000

### LOCATION

Nestled in idyllic countryside the property is situated just outside the village of Modbury in South Devon and within relatively easy reach of the A38 Devon Expressway. Modbury - the name deriving from the Anglo Saxon for "meeting place" - is a picturesque village in the heart of an Area of Outstanding Beauty. It has a highly-rated primary school and caters well for most everyday requirements, with a great range of independent shops, cafes, galleries along with two pubs, a church and a gym. For more comprehensive needs, Kingsbridge is some 7 miles to the South and offers an excellent and varied range of shops, services and facilities whilst Plymouth, with its rail and air links is approximately 12 miles to the West. Modbury is on a main bus route and is also only some 5.5 miles from the A38. Nearby there are fine cliff-top and coastal walks and numerous beaches and coves.

### DESCRIPTION

Friendwells presents an exciting and most unique opportunity to acquire a site with huge development potential (subject to PP) that comprises a detached Woolaway bungalow, with three bedrooms. A static caravan used as an annex. A range of modern farm buildings including a barn of around 126 sqm, a barn of around 65 sqm, old pigsty's (now storage) of around 80 sqm set within a peaceful, rural location yet within a short drive of Modbury.



## ACCOMMODATION

The bungalow presents a fabulous chance to renovate a detached property, of non-standard construction, that currently consists of a most useful rear entrance lobby with wall and base units and space for washing machine, access to the hallway and into the kitchen diner with a good range of wall and base units with space for dishwasher, fridge freezer and an oil fired Hamco, overlooking the farm buildings with views towards the surrounding countryside. The sitting room is a spacious double aspect room with fire place. Access from hallway to front of the property. Inner hallway to two double bedrooms overlooking the garden and a single room with built in storage cupboard. Separate WC and partially tiled bathroom.

The static caravan provides additional space for family members or guests with two bedrooms and open plan kitchen/diner.

## OUTSIDE

The bungalow benefits from a level front garden and plenty of parking at the rear.

There are a range of farm buildings including a brick pigsty currently used as a car port and storage, approximately 80 sqm, timber framed, galvanised barn approximately 65 sqm and a larger and more modern steel framed and galvanized barn approximately 126 sqm. There are also approximately 6.4 acres of gently sloping agricultural land. Planning permission has been granted 35/2957/13/F and ground works started to erect a cattle shed and feedstore measuring 10m x 14m adjacent to the current barn.

## SERVICES

The bungalow is connected to mains electric, oil fired central heating, borehole water and septic tank drainage with soakaway.

The static caravan has LPG gas, borehole water and septic tank drainage installed in 2017.

Standard broadband is available at this location. Limited mobile availability at this location. (OfCom)

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

From Kingsbridge follow the A379 to Modbury and turn right onto Brownston Street. Follow this road out of Modbury and at Mary Cross turn left down the hill. Friendwells will be found shortly on the right hand side.

## VIEWING ARRANGEMENTS

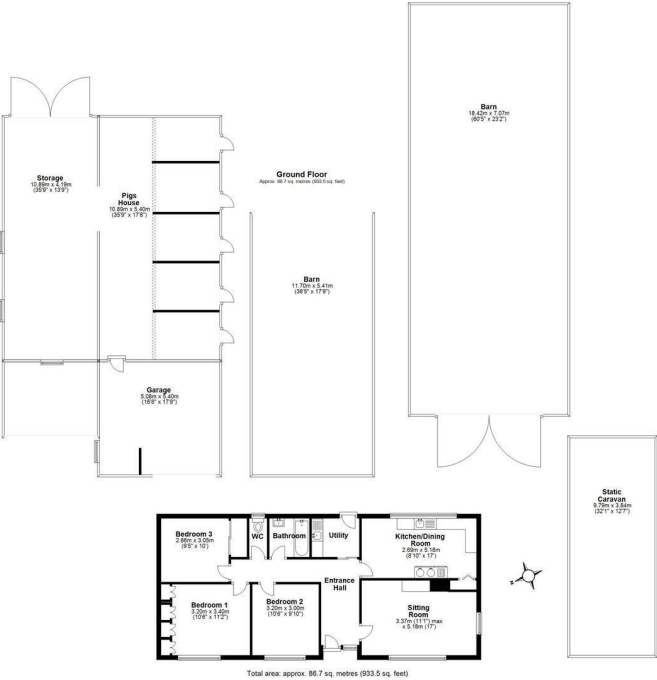
Strictly by appointment please through our Kingsbridge branch.

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.



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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>7</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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