



D. R. Kivell
COUNTRY PROPERTY

Cobden Farm
Lifton, Devon



Cobden Farm

Broadwoodwidge, Lifton, Devon, PL16 0JS

Launceston 7 miles · Okehampton 15 miles · Plymouth 31 miles · Exeter 38 miles

 4 Bedrooms  3 Reception Rooms  28 Acres  EPC D56

Quietly located 28 acre Equestrian / Livestock small holding. 4 bedroom house in large lawned gardens. American barn stables, livestock / general purpose buildings, barn with potential, sand school. Countryside views.

Cobden Farm is situated in a quiet rural location approximately 2.5 miles to the east of St. Giles on the Heath village offering a post office/store, public house, village hall and primary school. Roadford Lake is approximately 3 miles to the east which offers horse riding, sailing, walking, visitor centre and cafe. Liftondown is 3.5 miles to south where the A30. Lifton village 4 miles to the south offering a good variety of amenities village shop & post office, general stores & fuel station, primary school, hotels, public houses and doctors surgery. Launceston is approximately 7 miles to the southwest which provides a variety of individual shops, traditional butchers, supermarkets, restaurants, hotels, health centre, dentists, leisure facilities, both state and private primary and secondary schools, including St Joseph's School. Holsworthy is 11.5 miles to the northwest, Tavistock, situated on the western edge of Dartmoor is 16.5 miles to the southeast, and Plymouth is 31 miles to the south.

Cobden Farm extends to approximately 28 acres in a ring fence with the farmstead at its core, situated down a long, private lane. The welcoming 4 bedroom, 3 reception room house was built during the 1920s, planning consent has previously been granted but not implemented to extensively extend the house. The house is set in extensive lawned gardens with a mature orchard. To the rear of the house are useful ancillary buildings including a garden studio and carport. A short distance from the house is a range of versatile, general purpose / livestock buildings, stable building, garage and workshop.

The accommodation benefits from oil fired central heating and briefly comprises: Entrance porch; Triple aspect uPVC double glazed windows and door, Entrance Hall: Stairs to first floor. Sitting Room; open fireplace window to the front. Kitchen / Breakfast Room; a triple aspect room with windows to the rear and both sides Slate tiled floor, inglenook style fireplace inset oil fired Stanley range cooker with a back boiler, fitted wall and base units, slate effect roll top worksurfaces, 1 ½ bowl stainless steel sink and drainer, inset electric oven and hob, extractor above. Utility Room; Slate tiled floor, plumbing for a dishwasher, wash machine and tumble dryer, Butler's sink, door to the side and window overlooking the garden, Larder cupboard; Airing cupboard; Sitting Room; Open fireplace, wood burning stove, uPVC double glazed window to the front overlooking the garden. On the First Floor; Bedroom 1; Open fireplace (disused), built in wardrobe, window to the front overlooking the garden, En suite; Corner shower, space saving W/C with wash handbasin on the cistern. Bedroom 3; Airing cupboard,

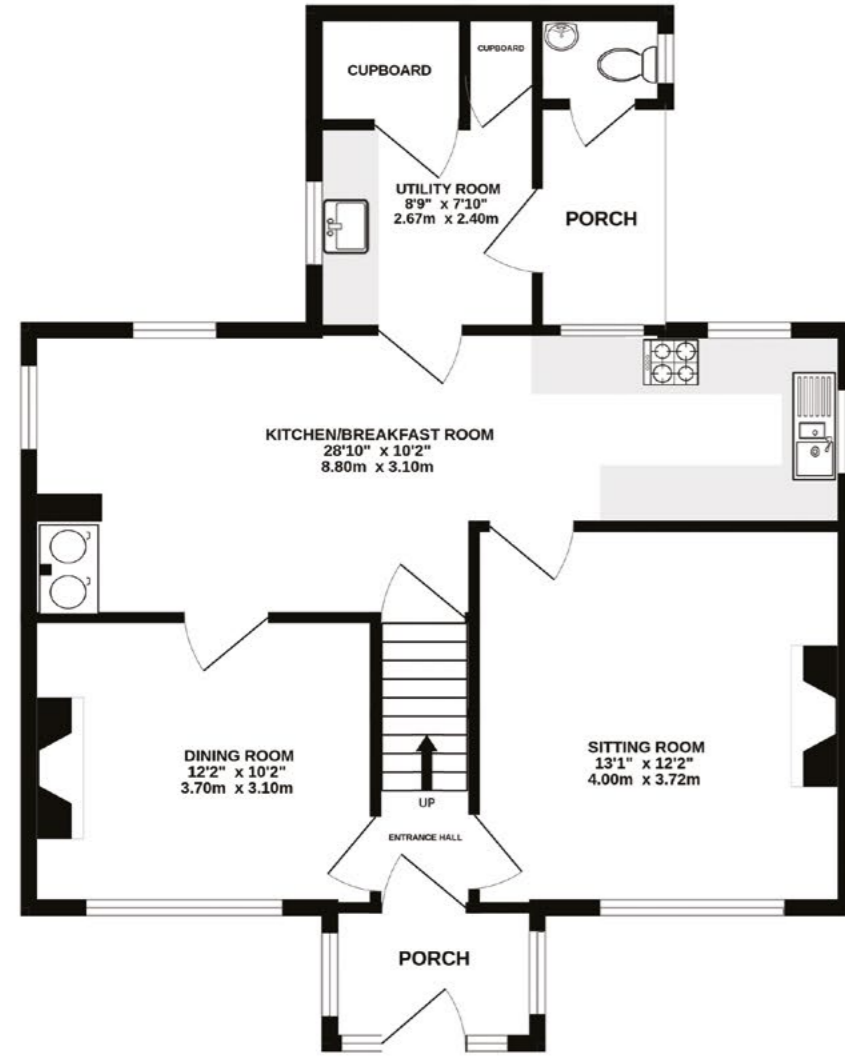
hot water cylinder with storage shelves and window to the rear overlooking the courtyard. Family Bathroom; Corner Bath, W/C and vanity unit with wash hand basin. Bedroom 4; Window to the rear overlooking the yard and the farmland beyond. Bedroom 2; Open fireplace (disused), window to the front overlooking the garden. Loft access hatch to a bordered loft storage area.

Outside

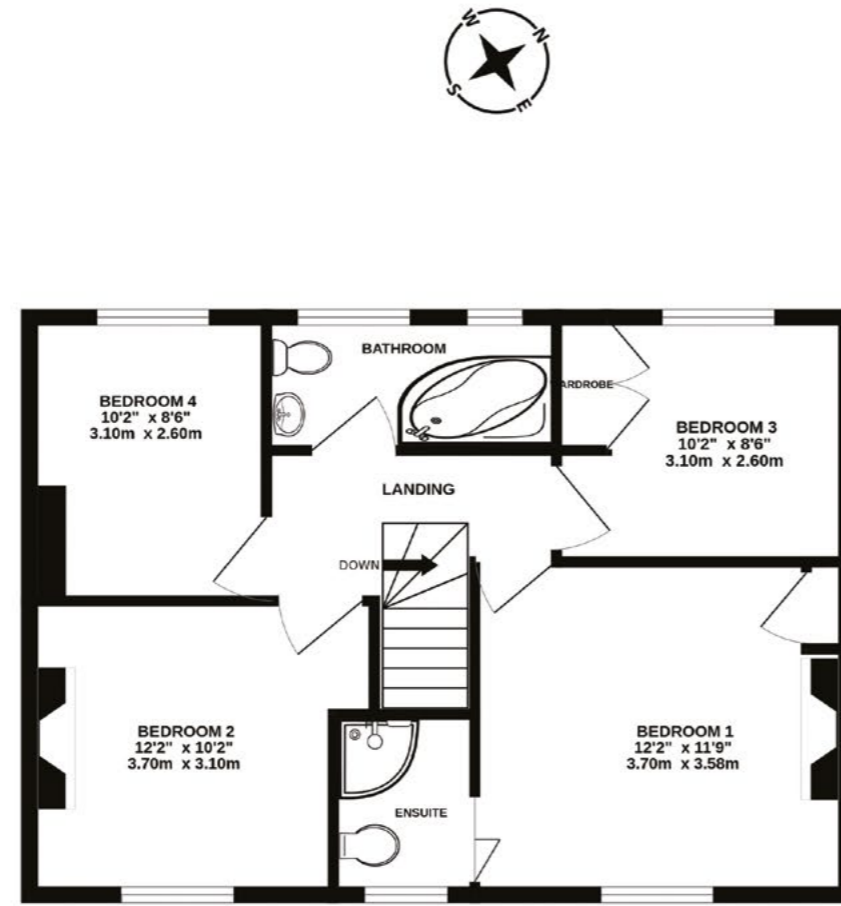
The farm is situated at the end of a private entrance lane, which leads past the house to the buildings and land. Lawned gardens are arranged to the front and side of the house, interspersed with a variety of flowering shrubs, trees and apple trees. A paved patio at the side of the house is ideal for alfresco dining and entertaining whilst taking in the far reaching views towards Bodmin Moor. There is a parking area on the approach to the house for several cars. Across the entrance drive is a large vegetable garden, **Polytunnel: 10.80m x 4m (35'5" x 13'1")** and an **Aluminium Framed Green House: 2.30m x 1.70m (7'6" x 5'6")**



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Buildings

Car Port and Garden Studio Room: 10.50m x 4.50m overall (34'5 x 14'9 overall)

Garage & Workshop: 14.6m x 4.5m (47'11 x 14'9)

Stable Building: 11.78m x 18.04m (38'7" x 59'2")

Divided into:

9 looseboxes each measuring 3.60m x 3.60m (11'9" x 11'9")

Each fitted with automatic drinker. Feed / tack room

Adjoining is a:

Covered feed area: 4.70m x 11.68m (15'5" x 38'3")

Potential for two further looseboxes or wash down area

General Purpose Building: 70.9m x 18.4m (232'7 x 60'4)

Currently divided into a large loose area for horses and livestock area and a play and general purpose storage area, and a tack room secure with water and drainage connected.

Traditional Barn: 14.0m x 8.2m (45'11 x 26'11)

Potential for conversion subject to the necessary consents.

General Purpose Building: 25.0m x 9.5m x 25.0m (82'0 x 31'2 x 82'0)

General Purpose Building: 9.4m x 2.8m (30'10 x 9'2)

Pump House:

Private water supply system and filtration.

Sand School (B): 20m x 40m (65'7" x 131'2")

Professionally installed base, drainage, sand and fibre surface enclosed within post and rail fencing.

The Land

The land extends to approximately 25 acres of level or gently sloping pastureland in 7 conveniently sized fields enclosed by a mixture of Devon bank hedging and post and wire fencing. There are small areas of amenity woodland throughout the farm.



Services

| | |
|-------------------------|---|
| Water | Borehole (private) with mains available |
| Drainage | Private Septic Tank |
| Electricity | Mains – Separate House and Yard Meters |
| Heating | Oil Fired Central Heating |
| Broadband | Fibre to Property (FTTP) Open Reach Connection www.checker.ofcom.org.uk |
| Telephone | Open Reach Connection www.checker.ofcom.org.uk |
| Mobile Signal | checker.ofcom.org.uk |
| Council Tax | Band D |
| EPC | D56 |
| Renewable Energy | On the stable building roof are 18 photovoltaic solar panels, supplying the house only, Feed-In tariff. |

Local Authority

Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG
Tel: 01237 428700.

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell
Country Property. 01822 810810

What3words Location Finder

rejected.dabbling.rank

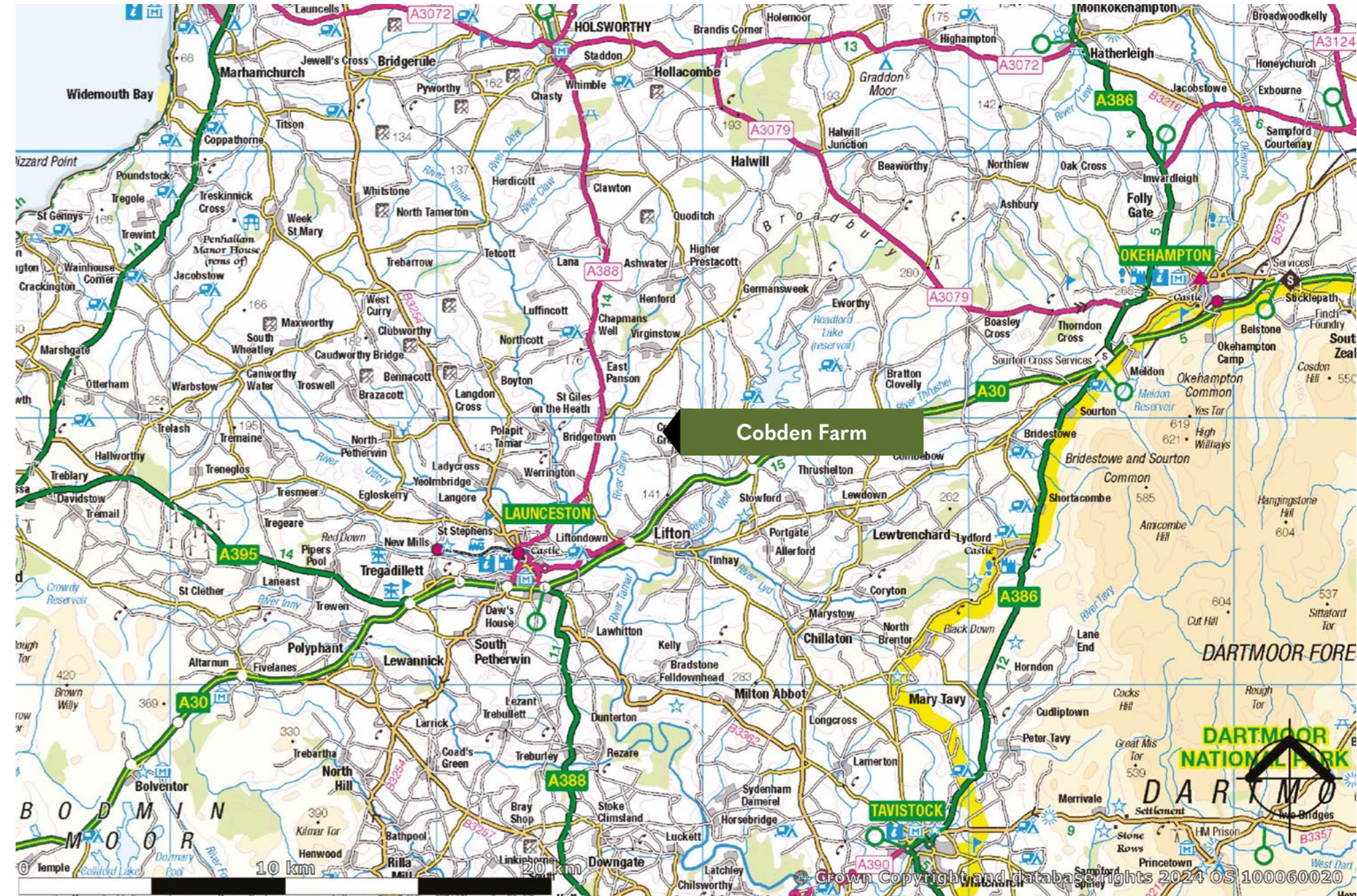
Directions

From the A30 at Liftondown, take the exit signposted to Lifton. Continue on the road for approximately 1 mile, on entering Lifton Village, turn left hand signposted to Yeat. Proceed on this road for approximately 1.5 miles, taking the left hand turning. Continue under the road bridge to the end of the road and at the T-junction turn right and proceed for approximately 1 mile to the hamlet of Thorne Moor where the entrance to Cobden Farm will be found on the left.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





DRK

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