





Barnam

Bickleigh, Plymouth, PL6 7AL

Guide Price £1,350,000



Barnam offers a unique opportunity to acquire a beautiful four-bedroom detached barn conversion with an additional two-bedroom annexe, enhanced with outstanding equestrian facilities and situated within approximately 14 acres of well fenced paddocks, just off the foothills of Dartmoor National Park.

- Detached 6-bedroom non-listed barn conversion (including annexe)
- Rural yet accessible location
- Additional versatile studio/office/gym
- Full size ménage (40m x 20m)
- Double garage
- Desirable stable block
- Approximately 14 acres of equestrian land

Luscombe Maye Equestrian Department
6 Fore Street, South Brent, Devon, TQ10 9BQ

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luscombemaye.com

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Since 1873

DIRECTIONS

At Derriford roundabout, head north and take the 2nd exit towards Tavistock. Follow Tavistock Road for approximately 1.2 miles, and then take the 1st exit at the mini roundabout. Continue for 1 mile until you reach Roborough roundabout, taking the second exit. After approximately 100 metres turn right onto New Road. Continue along New Road towards Bickleigh for approximately 1.5 miles and then turn left. After 0.5 miles, the entranceway to Barnam will be found on your right-hand side.

What3words: award.cure.glory

Grid reference: SX5280 6256

SITUATION

Barnam is situated approximately half a mile from the nearby village of Bickleigh which is situated between the towns of Plympton and Yelverton within the South Hams area of South Devon.

The city of Plymouth is little over three miles to the south-west while the A38 dual expressway, connecting to the M5 motorway and national road network is approximately six miles to the south.

DESCRIPTION

Renovated in 2004, Barnam is of a traditional stone construction under a slate roof nestled within the South Hams Countryside just minutes away from the city of Plymouth. The property benefits from a shared private driveway leading to an extensive gravelled parking area in front of the property and adjacent double garage.



The property offers the following accommodation:-

GROUND FLOOR

Exposed oak floorboards throughout, oak window ledges and pine doors giving a traditional farmhouse style.

Entrance Hallway; WC; Study; Kitchen; Pantry; Rear Entrance Hallway; Utility Room; Dining Room; Conservatory; Sitting Room

FIRST FLOOR

Landing; 3 Double Bedrooms; 1 Single Bedroom; En-suite; Family Bathroom, Loft Room

ANNEXE

In addition to the above, Barnam also benefits from an additional self-contained two-bedroom annexe which offers the potential for long term/holiday letting or multi-generational living purposes.

The Annexe comprises of the following accommodation:-

GROUND FLOOR

Kitchen/Dining Room; Sitting Room; Hallway; Shower Room; 1 Double Bedroom; 1 Single Bedroom



Office/Studio/Gym

Furthermore, the property has a versatile space that has potential for office/studio/gym facilities to generate additional revenue for any prospective purchaser. The Office/Studio/Gym offers the following accommodation:-

GROUND FLOOR

Entrance Hall; WC; Office/Studio/Gym

OUTSIDE

To the south of the dwelling is a lovely patio and well-maintained garden area, including 11 raised beds and two greenhouses. This leads to the

equestrian facilities and land which extend to approximately 14 acres in all. The land is of a desirable gently sloping gradient and is currently subdivided into 5 paddocks with horse wire fencing.

The property also benefits from a detached stone constructed double garage that extends in all to approximately 32 square metres (344 square feet) and is currently used for garage/workshop purposes.

EQUESTRIAN FACILITIES

It is evident that much thought has gone into the creation of the equestrian facilities at Barnam

which are not only aesthetically pleasing, but also practical.

First and foremost, the yard benefits from a separate entrance allowing for easy access for horse boxes and other vehicles. There is an extensive hard standing area for parking and storing wrapped haylage if required.

Moreover, there is also a large detached barn offering space for the storage of hay, bedding and even housing your lorry under cover. Within this barn are two internal 12' x 12' loose boxes and a tack room which benefits from a mezzanine storage area above.

Additionally, at one end of the barn is a tractor store lean-to.

The main yard comprises of 5 12' x 12' timber loose boxes, a 14' x 14' corner foaling box, tack and feed rooms, yard WC and a day room with windows overlooking the 40m x 20m floodlit ménage with its sand and fibre surface. In addition, there is a useful 45' diameter round pen, fenced with post and rail fencing with a sand and fibre surface.

There is also a hard track that leads out to approximately 14 acres of immaculately well fenced gently sloping paddocks, each with mains connected water troughs. The yard has been beautifully maintained and offers superb facilities that any horse owner would be proud of.

The location the property sits in is fabulous, being only a 15-minute hack up to the moor, but also easily accessible in the lorry to the A38 for any competition rider.

SERVICES

Mains water, electric and private septic tank drainage. Oil fired central heating.

METHOD OF SALE

Barnam is offered for sale by Private Treaty.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the purpose of the Basic Payment Scheme and the current owner has claimed for the 2023 scheme year.

Buyers will be required to adhere to the scheme rules until the end of 2023, in order that the seller's claim for the payment is not prejudiced in any way.

The Basic Payment Scheme entitlements are not included with the sale of the land.

PUBLIC FOOTPATHS

There are no public footpaths which cross Barnam.

ENVIRONMENTAL SCHEMES

The land is not subject to any Environmental Schemes or Countryside Stewardship agreements.

TENURE

Barnam is for sale on a freehold basis, with vacant possession being available on legal completion.

GUIDE PRICE

£1,350,000

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.
Tel: 01803 861234.

VIEWING

Strictly by appointment through [Luscombe Maye's Specialist Equestrian Department](#), 6 Fore Street, South Brent, TQ10 9BQ Tel: 01364 646 177



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

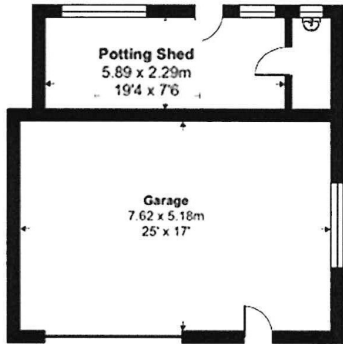
Barnam Plymouth, PL6 7AL

Approximate Area = 3515 sq ft / 326.5 sq m (Includes Annexe / Garage / Workshop And Excludes Office / Stores / Lean To / Open Barns)

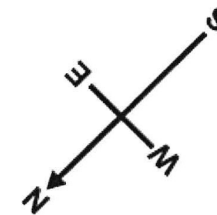
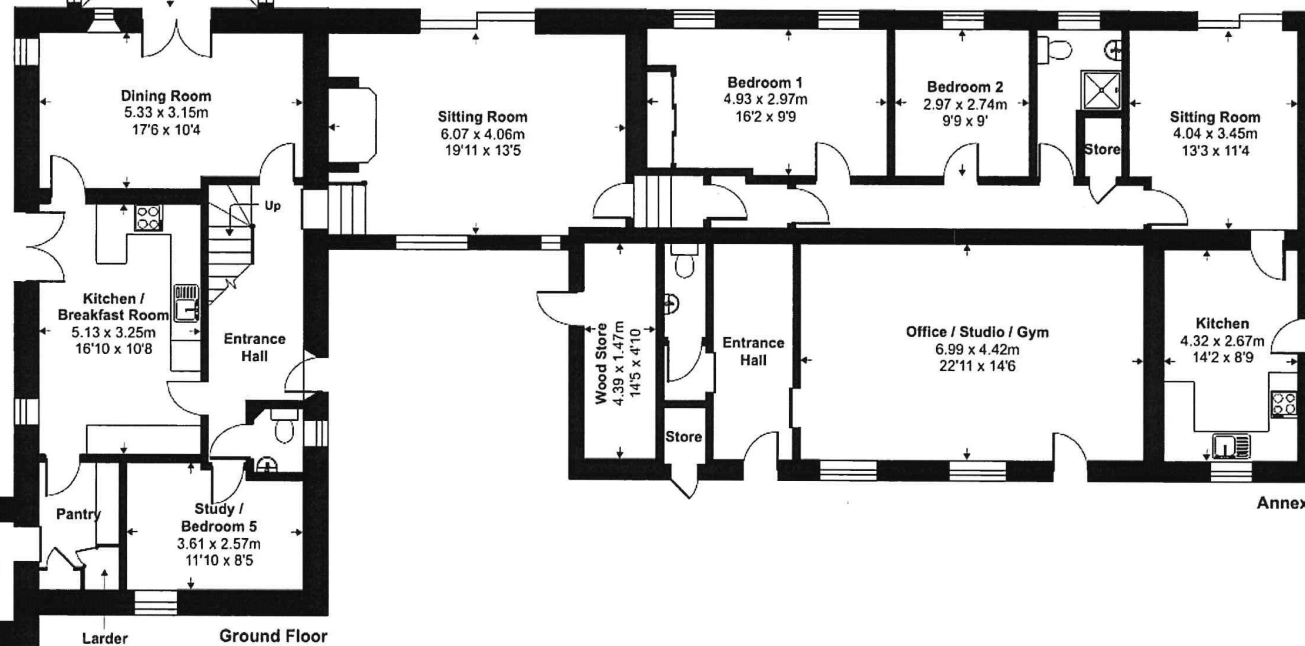
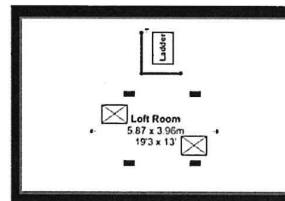
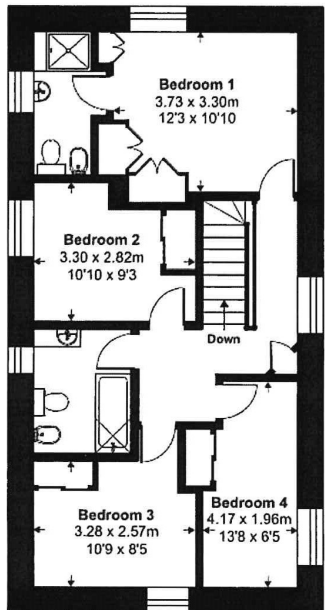
Outbuilding = 1627 sq ft / 151.1 sq m

Total = 5142 sq ft / 477.6 sq m

For identification only - Not to scale



First Floor






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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