





Barnam

Bickleigh, Nr Plymouth, PL6 7AL



Detached Barn Conversion | Two Bedroom Annexe | Detached Garage | Large Office/Studio/Gym | Extensive Equestrian Facilities | 8 Stables | 40m x 20m All Weather Arena and Lunge Pen | 14 acres of Well Fenced Paddocks | Just off the foothills of Dartmoor National Park |



3 Church Street, Modbury, Ivybridge, PL21 0QW
T: 01548 845095 | E: equestrian@luscombemaye.com
www.luscombemaye.com

SITUATION

The property is situated approximately half a mile from the nearby village of Bickleigh which lies 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

Barnam, converted in 1984 and renovated in 2004, is a traditional stone-built property under a slate roof, situated in the South Hams countryside, a short distance from Plymouth. It features a shared private driveway that opens to a spacious gravelled parking area and a detached double garage. The property boasts excellent equestrian facilities with land amounting in total to some 14 acres.

ACCOMMODATION

The main accommodation is spacious, well-organised and full of character. The entrance leads to a welcoming hallway that provides access to a study, cloakroom and a well-equipped kitchen/breakfast room featuring patio doors to the side of the property. The dining room offers a formal dining area and extends into a sunroom, perfect for relaxation in any season. The generous living room boasts exposed oak flooring and an open fireplace with a wood-burning stove, forming the heart of the home, with sliding patio doors opening to the lawned garden at the rear. Above the living room, there is a sizable and handy loft room. The master bedroom on the first floor has a delightful view of the grounds and the woods beyond, complete with an en-suite shower room. Additionally, there are three further double bedrooms and a family bathroom.



ANNEXE

A self-contained two-bedroom annexe with a private garden, which offers the potential for long term/holiday letting or multi-generational living purposes.

OFFICE/STUDIO/GYM

The property includes a flexible space complete with a private parking area, which holds business-use planning consent. It was formerly rented as office space, providing an opportunity for additional income. This area also presents possibilities for conversion into a studio or gym by future owners and currently comprises of a entrance lobby with separate WC and a large open office space.

OUTSIDE

To the south of the property lies a lovely garden with a manicured lawn and a paved patio area offering the perfect setting for al-fresco dining or simply basking in the sun, while mature trees provide shade and privacy. The kitchen garden boasts eleven raised beds and two greenhouses.

Additionally, the property includes a detached double garage built of stone, covering roughly 32 square meters (344 square feet), currently serving as a garage and workshop. This garage is equipped with an inspection pit and an engine hoist, plus there's an adjacent WC connected to the potting shed.



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.

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 Stewardship or Countryside Stewardship Scheme agreements.

EQUESTRIAN FACILITIES

It is clear that considerable thought has been invested in the design of the equestrian facilities at Barnam, which are both aesthetically pleasing and functional. The yard is notably enhanced by a separate entrance, facilitating easy access for horse boxes and vehicles. It boasts an ample hard standing area suitable for parking and storage of wrapped haylage, if desired.

Additionally, there is a large detached barn that provides ample storage for hay and bedding and can accommodate a lorry under cover. This barn houses two internal 12' x 12' loose boxes, a tack room with a mezzanine storage area above and a lean-to at one end for tractor/machinery storage.

The main yard includes five 12' x 12' timber loose boxes, a 14' x 14' corner foaling box, tack and feed room, a yard WC and a day room with windows that offer views over the 40m x 20m floodlit ménage with its sand and fibre surface. Furthermore, there is a 45' diameter round pen enclosed by post and rail fencing, also with a sand and fibre surface.

A hard track leads to approximately 14 acres of impeccably fenced paddocks, each equipped with mains-connected water troughs. The yard is well-maintained, providing excellent facilities that would be the pride of any horse owner.

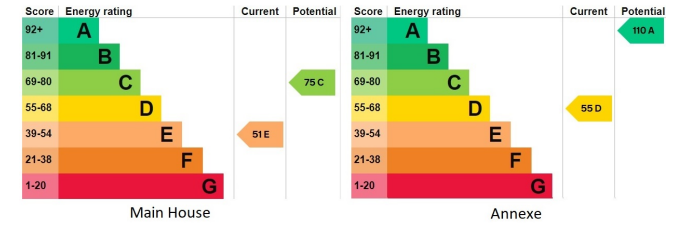
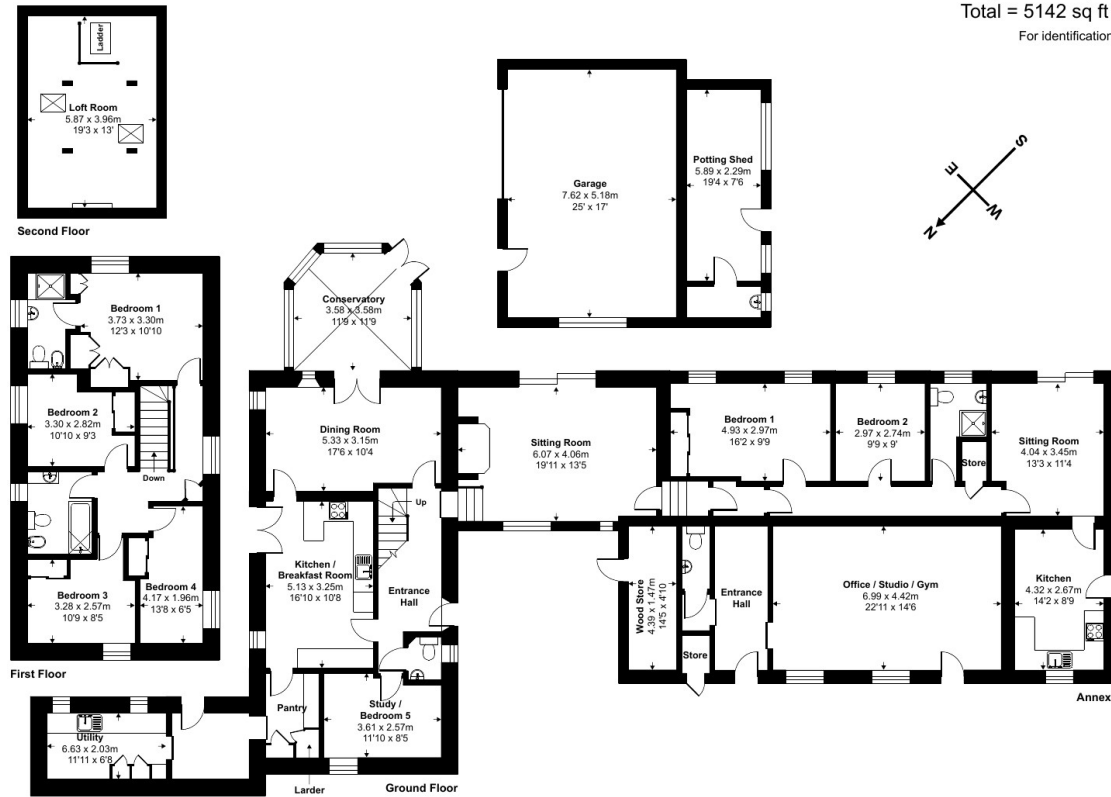
The property's location is exceptional, situated just a 15-minute hack from the moor and conveniently accessible by lorry to the A38, making it ideal for competition riders.





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



TENURE

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

LOCAL AUTHORITY

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

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



