

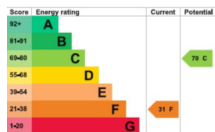




Broadaford Farm

Nr Ugborough, South Devon, PL21 0LD

- Farmhouse in Need of Modernisation
- 3 Bedroom Barn Conversion/Annexe
- Gardens, Paddocks & Orchard
- Outbuildings with Potential for Other Uses (STP)
- 3 Loose Boxes & Hay/Feed Store
- Multi-generational living or Income Potential
- Secluded Pond & Garden Area
- Set In Total Some 5.58 Acres (2.25 Ha)



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DESCRIPTION

Broadaford Farm comes to the market for the first time in over six decades, offering a unique chance to own a sizeable, detached, traditional and unlisted farmhouse. There are spacious living areas and delightful moorland views. While it may need some modernisation, the property stands as a blank canvas ready to be transformed back into a beautiful family home. Alongside the farmhouse is a three-bedroom barn conversion/annexe, perfect for multi-generational living or income potential. The charming gardens and grounds span approximately 1 acre (0.4 Ha). Across the lane, a timber stable block features three loose boxes, a hay/feed store and around 4.07 acres (1.64 Ha) of pastureland. A secluded garden area with a lovely pond, several small outbuildings and its own private access lies just beyond the field. The full extent of the property is as approximately outlined in red on the site plan.

LOT 1 - BROADAFORD FARMHOUSE, THE ANNEXE, GARDEN & Paddock Extending to approximately 1 acre (0.4 Ha) (Shaded pink and outlined in red on the site plan)

Constructed from traditional stone and slate, this farmhouse offers ample living space and retains many charming original features. The entrance hall gives access to the kitchen, a large dining room with an oil-fired central heating boiler, two reception rooms, one with a feature fireplace and the other with a wood burner and sash windows with original shutters and a window seat. In addition there is a conservatory enjoying views of the garden. The first floor has three good sized double bedrooms, a single bedroom and a large family bathroom. Adjacent to the house is a well-maintained three-bedroom barn conversion/annexe. It has reverse-level accommodation that includes a ground-floor fitted kitchen with a woodburning stove, three bedrooms and a family bathroom with bath and separate shower. A staircase rises to a vaulted living room on the first floor, complete with a Juliet balcony overlooking the grounds. The annexe enjoys a private garden and parking area and presents an excellent opportunity for multi-generational living or as a source of income.

The gardens are primarily located at the back of the house, featuring a spacious formal lawn adorned with mature plants, shrubs and flower beds. At the garden's far end stands a detached stone outbuilding, once a stable, now serving as storage. Adjacent to it rests an old mobile home, present on the site since around 1999 along with a number of further small outbuildings. Additionally, the property includes a small paddock with a number of apple trees, complete with its own gated entrance from the lane with an area of hardstanding for parking. Altogether, the house, gardens and orchard amount to approximately 1 acre (0.4 Ha).

LOT 2 - STABLE YARD AND SOME 4.07 ACRES (1.64 Ha) PASTURE (As outlined in blue on the site plan)

Located across the lane from the farmhouse, the stable yard benefits from a private gated entrance that opens to a hardstanding parking area. There are three timber loose boxes with an attached hay/feed store. The land is down to permanent pasture and slopes gently away from the yard and is enclosed by mature hedging and livestock fencing. The eastern boundary abuts the Ludbrook. In total the land amounts to approximately 4.07 acres (1.64 Ha).

There is no electricity connected to the land. Purchasers must make their own enquiries as to the possibility of an electrical connection. Mains water is connected and in the event that the property is sold in separate lots, the seller will install a submeter within 14 days of legal completion. The septic tank is situated within Lot 2 and in the event that the property is sold in separate lots, the seller will reserve a right to access the septic tank for the purposes of maintenance, emptying and inspection.

LOT 3 - POND Amounting in total to some 0.5 acres (0.20 Ha) (As outlined in green on the site plan) Nestled just beneath the field, fully enclosed and private, is a charming secluded pond, accompanied by several small outbuildings and a separate gated access from the lane with an area of hardstanding. There are no services currently connected to the land, purchasers must make their own enquiries as to the possibility of the connection of electricity and water supplies if required. In total the area amounts to approximately 0.5 acre (0.20 Ha).





SITUATION

The property is ideally situated in a rural, yet accessible location within easy reach of the A38 Devon Expressway, linking Plymouth to Exeter and beyond. Bittaford is a friendly village with a village hall, chapel and Inn. Ivybridge, is nearby and has a range of shops and other local facilities including a leisure centre with swimming pool and tennis courts. There is a good choice of primary schools in Ugborough, Ermington, Ivybridge and South Brent, with the well-regarded Ivybridge Community College serving Key Stages 3 and 4. Ivybridge mainline railway station has services to Plymouth, Totnes, Newton Abbot, Exeter and on to Bristol, Cardiff and London. The glorious South Devon coast is within about thirty minutes' drive and there are lovely walks and riding on Dartmoor, almost on the doorstep.

SERVICES: Mains electricity and water. Private drainage. Oil fired central heating.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax: Farmhouse band D. Annexe Band B.



Broardaford Farm, Bittaford, PL21 0LD

Approximate Gross Internal Floor Area = 183.7 sq m / 1978 sq ft
 Annexe Area = 116.3 sq m / 1252 sq ft
 Outbuilding Area = 98.0 sq m / 1055 sq ft
 Total Area = 398.1 sq m / 4285 sq ft

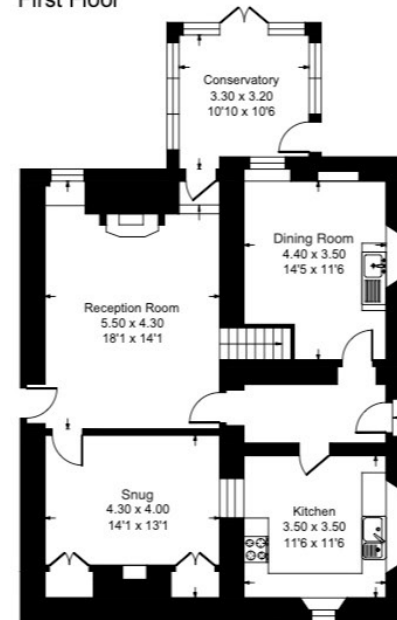
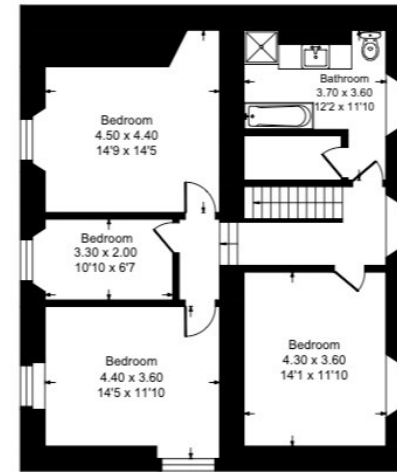
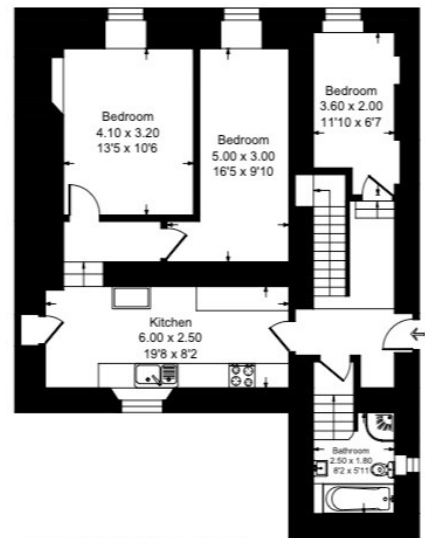
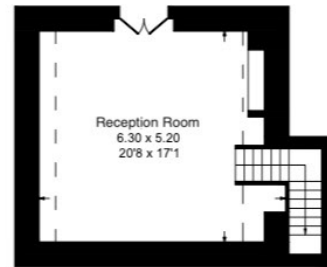
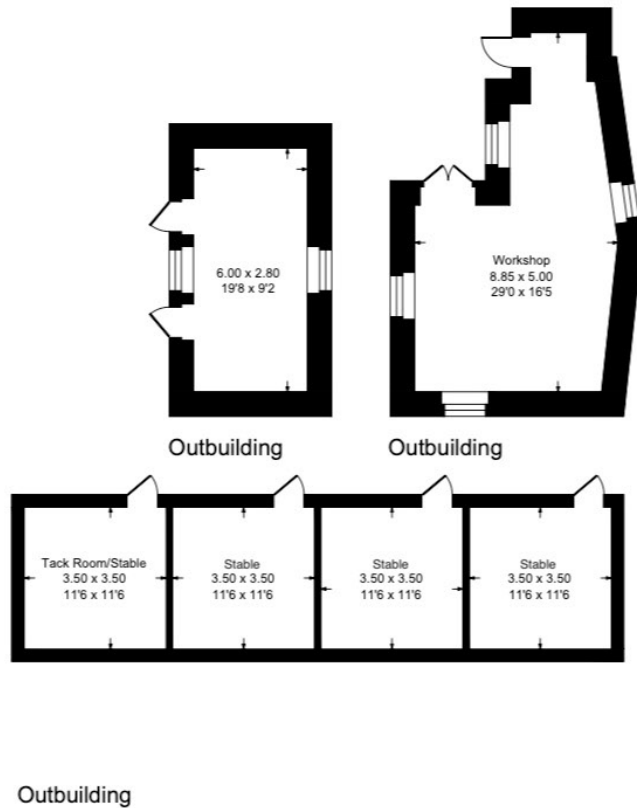


Illustration for identification purposes only, measurements are approximate, not to scale.

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