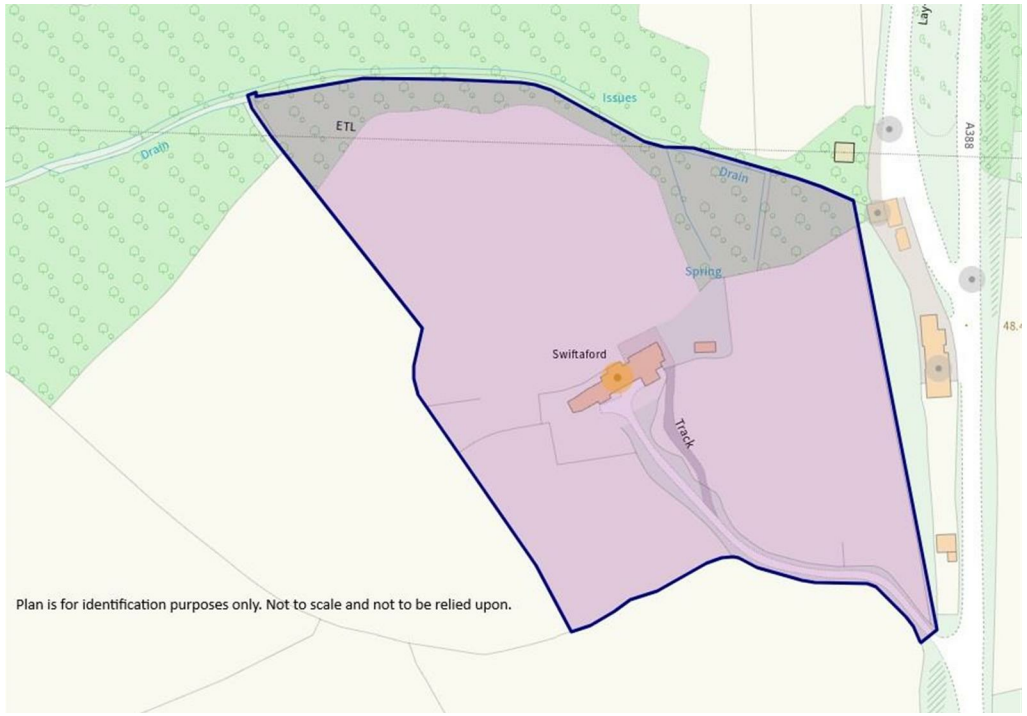


Swiftaford Farm, Hatt







Swiftaford Farm, Hatt

Hatt, Saltash, Cornwall, PL12 6PP

Plymouth City Centre 9 miles • Saltash 3.4 miles • Newquay Airport 39 miles •

Combining usable land, versatile outbuildings and beautiful rural views, Swiftaford represents an exciting opportunity to acquire a highly versatile country holding in South East Cornwall.

- Grade II Listed Farmhouse
- Approximatley 7 Acres
- Available Chain Free
- Freehold
- Substantial Barns
- Development Potential
- Council Tax Band F

Guide Price £675,000

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SITUATION

Swiftaford Farm occupies a rural yet highly accessible position on the outskirts of Hatt, nestled amongst the rolling hills of South East Cornwall. Hatt is a small and well-connected rural settlement situated approximately three miles north of Saltash on the A388, conveniently located just west of the Tamar Bridge and the city of Plymouth. The surrounding Tamar Valley, renowned for its scenic beauty, offers an abundance of walking, cycling and outdoor recreational opportunities as well as St. Mellion Estate Golf Resort. The vibrant maritime city of Plymouth is within easy reach and offers an extensive range of shopping, dining, leisure and cultural amenities, together with excellent transport connections, including mainline rail services.

DESCRIPTION

Swiftaford Farm is a charming and historic Grade II Listed farmhouse offering an abundance of character together with exceptional scope for improvement and development. Positioned centrally within approximately 7 acres of grounds and accessed via a long private driveway, the property enjoys an excellent degree of privacy.

The double-fronted, four-bedroom farmhouse is flanked by attached traditional barns on either side, presenting significant potential for conversion and adaptation, subject to the necessary planning permissions and listed building consents. Complementing the farmhouse are useful outbuildings and previous stabling, making the property particularly well suited to equestrian interests, smallholding use or those seeking a versatile rural lifestyle.













ACCOMODATION

A front porch leads you into the kitchen through a characterful stable door. The kitchen offers shaker style units, solid wood worktops, exposed beams, and an original fireplace with cloam oven. The dual-aspect living room forms the heart of the home and boasts a substantial inglenook fireplace with a wood-burning stove and Granite mantle, exposed beams and an attractive window seat overlooking the front of the property. Adjoining the sitting room is an entrance hall with flagstone flooring, front door and original coat hooks. A further reception room, currently utilised as a study, provides flexible accommodation and features an attractive Victorian fireplace. Completing the ground floor is a useful utility room and a cloakroom, both benefitting from traditional flagstone flooring.

Stairs rise you to the first floor accommodation that comprises of three double bedrooms, a fourth single bedroom and family bathroom. All bedrooms benefit from picturesque views over the surrounding land, with far-reaching outlooks across the open countryside. The family bathroom currently offers a shower over the bath but does require a degree of modernisation.

OUTSIDE

Approached via a long private driveway flanked by traditional Cornish hedgerows, the property enjoys a wonderful sense of privacy. Positioned centrally within its generous plot, the south-facing farmhouse benefits from an attractive outlook over its own grounds, and views across the surrounding valley and rolling countryside, providing spectacular sunsets.

To the front of the house is an extensive level parking area. A further entrance from the driveway leads directly into a level paddock. The grounds also include an established orchard and further paddocks that slope gently away from the property. Overall, the property offers an appealing combination of useable land, versatile outbuildings and beautiful rural views, creating a highly versatile country holding in an accessible South East Cornwall setting.

SERVICES

The property is supplied by mains electricity and water, and an additional private well. There is a private drainage system in the form of a septic tank and the property is warmed by oil central heating. Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.

Approximate Gross Internal Area 3586 sq ft - 333 sq m
Ground Floor Area 2153 sq ft – 200 sq m
First Floor Area 1433 sq ft – 133 sq m



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.










STAGS