



The Jam Factory







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Weir Quay, Devon, PL20 7BT

Tamar Riverbank 250 yards • Weir Quay Boat Yard 300 yards • Bere Alston 1.5 miles • Bere Ferrers Train Station 2 miles • Dartmoor National Park 6 miles • Tavistock 8.5 miles • Plymouth 14 miles

A simply remarkable, historic former tin smelting works located adjacent to the river Tamar, now comprising two unrestricted dwellings, an annexe, extensive additional buildings with incredible potential and woodland grounds, 2.59 acres in all.

- Unique Property of Some Historical Note
- Two Unrestricted Dwellings plus Annexe
- Within Yards of the River Tamar
- Gardens, Woodland and Extensive Parking
- Freehold
- Grade II Listed Former Smelting Works
- Extensive Outbuildings with Further Scope
- Desirable Hamlet in Picturesque Setting
- 2.59 Acres in All
- Council Tax Band: C

Guide Price £1,195,000

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SITUATION

This incredible property is located in the picturesque and unspoilt hamlet of Weir Quay, within a stone's throw of the river Tamar. Weir Quay is a very desirable location with a wonderful sense of community, popular with boat-owners, sailing enthusiasts and those with an interest in other waterborne pursuits, owing to its extensive river frontage, boatyard, sailing club and public slipway. The attractive village of Bere Ferrers is 2 miles further to the southeast, with its train station (Tamar Valley line) providing a direct link to Plymouth, whilst Bere Alston is situated 1.5 miles to the northeast. Bere Alston offers a good range of amenities and facilities, including a train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy. Together with the surrounding hamlets, the two villages occupy the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, all of which fall within the Tamar Valley National Landscape (formerly AONB). The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 8 miles away.

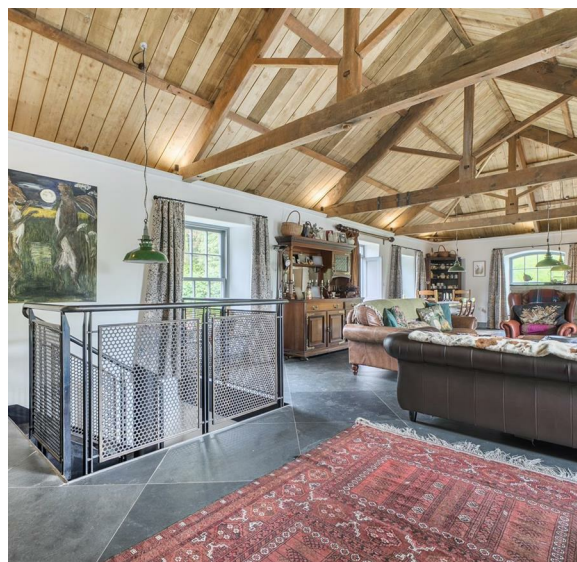
DESCRIPTION

This is a one-of-a-kind opportunity to acquire a Grade II Listed former tin smelting works, partly converted and now comprising a 3-bedroom unrestricted dwelling (The Jam Factory), a 2-bedroom unrestricted dwelling (The Count House), a further 1-bedroom conversion (Smelters Rest) and extensive outbuildings, all occupying wooded gardens and grounds of 2.59 acres. The site offers incredible flexibility with a particular opportunity for multi-generational living and those seeking a home-and-income lifestyle proposition, with our clients having upgraded various areas of the site, including significant landscaping of the grounds, and established a holiday letting business from two of the three conversions over the last couple of years.

There is significant additional potential to further convert or repurpose some of the site's remaining buildings, which total some 5,000sq.ft and include the immense former smelter building within the heart of the site, which carries some significant local historical interest, being one of only two such smelting works to have survived in the UK. The premises is enclosed in some attractive high stone walling and sheltered on the northern side by a block of woodland, beneath which are several yards providing gardens and extensive parking space. Originally dating to 1849, the site was under the stewardship of Percival Norton Johnson (Co-founder of Johnson Matthey plc) during the 1850's and enjoyed an interesting history until the smelting operation concluded in 1896, although the site enjoyed various other uses until the mid-to-late 20th Century. This fascinating proposition now represents one of the most interesting homes in the region and offers any owner a wonderful riverside lifestyle with exceptional potential.

THE JAM FACTORY

Converted circa 2022, The Jam Factory is a very attractive and characterful, reverse-level dwelling, comprising a striking, open-plan kitchen/living room at first level, plus three bedrooms - including a master with en-suite - and a bathroom on the ground floor.





THE COUNT HOUSE

As the name suggests, The Count House is the site's former assay office and now provides 2-double bedroom, reverse-level accommodation which includes a vaulted, open-plan kitchen/living room at first floor level with two bedrooms and a bathroom on the ground floor. There is an additional mezzanine level above the kitchen that would function well as a home office or study space.

GROUNDS AND OUTBUILDINGS

Across the site are a number of original outbuildings of different types, currently serving various ancillary purposes to the two dwellings, but which may offer scope for further conversion, subject to any necessary consents. Situated behind The Jam Factory is a further, self-contained 1-bedroom conversion, named Smelters Rest, with under-croft storage beneath. Linking the two residential dwellings, the principal smelting works is an immense building of huge architectural interest, with a breathtaking vaulted roof space and original cast iron supporting columns inscribed "Devonport 1849". This building has huge potential to be utilised for the storage of vehicles, machinery or boats, and may also have potential for conversion into a remarkable statement home. To the west of the site is a walled yard where there can be found another series of outbuildings, including an old gatehouse, a car port, several workshops and utility storage spaces totalling over 1,000sq.ft. The areas around the dwellings have been extensively cleared and landscaped into large, varied gardens, including raised terraces, walkways and beautiful wildflower banks which formerly served as a productive vegetable plot, and the original works pond, now a sizeable wildlife pond. On the northern side of the site is an extensive area of mixed woodland, which will no doubt appeal to those interested in wildlife and the natural environment. There is extensive parking in two yards, one on the east and one on the west of the site. In all, the site amounts to 2.59 acres.

AGENTS' NOTES

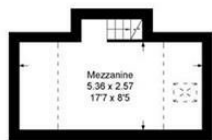
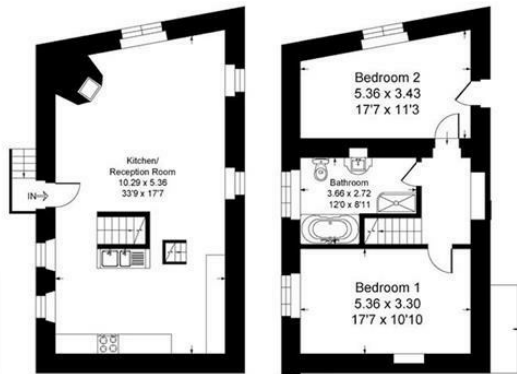
1. The sellers would be happy to transfer the ongoing holiday letting business to the new owners, including their dedicated website, and some of the contents of the properties could also be made available by separate negotiation.
2. The property is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist within the boundaries or in close proximity.
3. A lease for mooring on the Tamar is available with the property from the Edgcumbe Estate.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [joyously remodel hook](https://www.what3words.com/joyously remodel hook). For detailed directions, please contact the office.

SERVICES

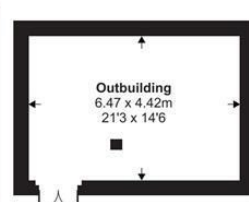
Mains water and electricity, private drainage via a sewage treatment plant. The Jam Factory has underfloor heating via an air source heat pump. The Count House has LPG-fired underfloor heating. Ultrafast broadband is available. Variable outdoor mobile voice/data services are available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



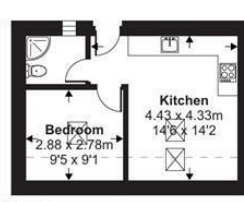
The Count House



Outbuilding 4

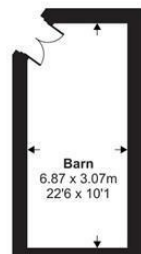


Outbuilding 3

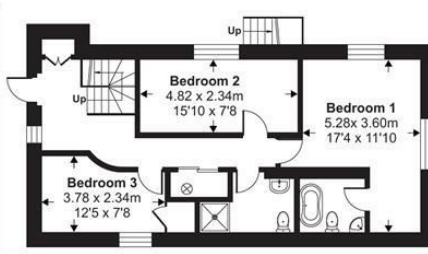


Annexe

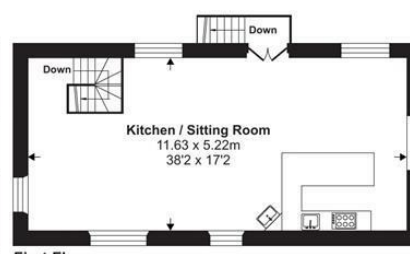
Denotes restricted head height



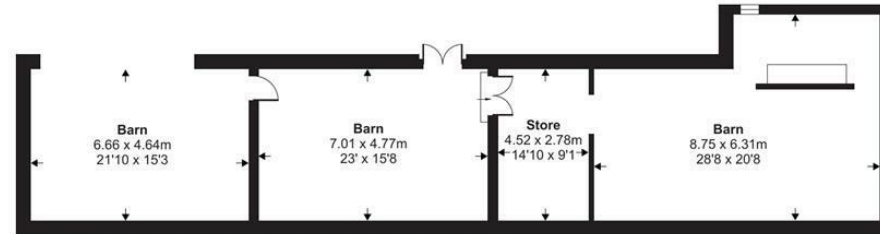
Outbuilding 5



Ground Floor

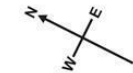


First Floor

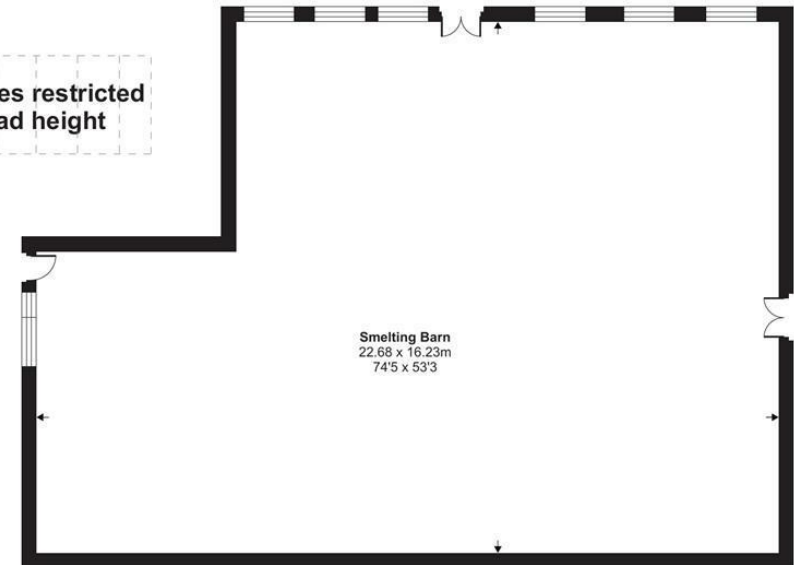


Outbuilding 2

Approximate Area = 1323 sq ft / 122.9 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Annexe = 259 sq ft / 24 sq m
 Outbuildings = 5586 sq ft / 518.9 sq m
 Total = 7217 sq ft / 670.3 sq m



For identification only - Not to scale



Outbuilding 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1463888



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	74
	EU Directive 2002/91/EC	



