



Little Clamoak Farm

Bere Ferrers, Yelverton, Devon PL20 7JJ



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£725,000 *Guide Price*

A highly private and well located residential farm

4 bedroom dwelling, subject to AOC

Adaptable range of farm buildings

Productive run of land extending to just over 26 acres in all

Sought after location on the Bere Peninsula overlooking the River Tamar

Freehold with vacant possession available



Situation

Little Clamoak Farm enjoys a tucked-away rural position on the attractive Bere Peninsula, commanding special views across the River Tamar Estuary. The surrounding area is renowned for its rolling countryside and waterside setting, with excellent opportunities for boating, sailing and riverside walks nearby.

The village of Bere Ferrers lies close by with a useful range of everyday facilities including shops, schooling, public house, healthcare facilities and railway station.

The market town of Tavistock and the city of Plymouth are both easily accessible, providing extensive selections of retail and leisure facilities.



The area is also well served with transport links, with convenient road connections and rail services in Bere Ferrers with access to Plymouth City Centre in just 25 minutes

Description

Set within a generous landholding of just over 26 acres, Little Clamoak Farm offers an excellent opportunity to acquire a compact farm in a superb location. The property centres around a detached dwelling (subject to an Agricultural Occupancy Condition) complemented by a selection of functional farm buildings and a run of productive pasture.

The dwelling itself occupies a favourable and elevated position enjoying a high degree of privacy along with excellent southerly views across the Tamar Estuary.

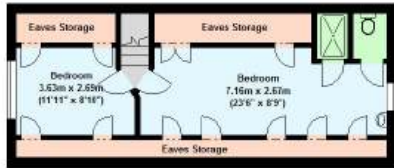
The accommodation is arranged over two floors and offers spacious, flexible living. An entrance hall provides access to the principal ground floor rooms (one of which used as bedroom 4), including a well-proportioned sitting room with a fireplace. The kitchen/breakfast room is generously sized and fitted for everyday use, with ample room for informal dining and direct access to the adjoining conservatory. This impressive conservatory/living room enjoys a bright dual-purpose layout, ideal as an additional reception area overlooking the surrounding gardens, land and River Tamar. Also on the ground floor is a double bedroom and family bathroom offering excellent versatility for guest accommodation, home working or single-level living if required, together with a family bathroom.

On the first floor, there are two further bedrooms, including a particularly spacious principal room, served by an en-suite shower room. Overall, the property extends to over 2,200 sq ft.

Outside, the vendor has established charming immediate gardens, including productive vegetable patches, all thoughtfully positioned to make the most of the outstanding views.



Floor Plan



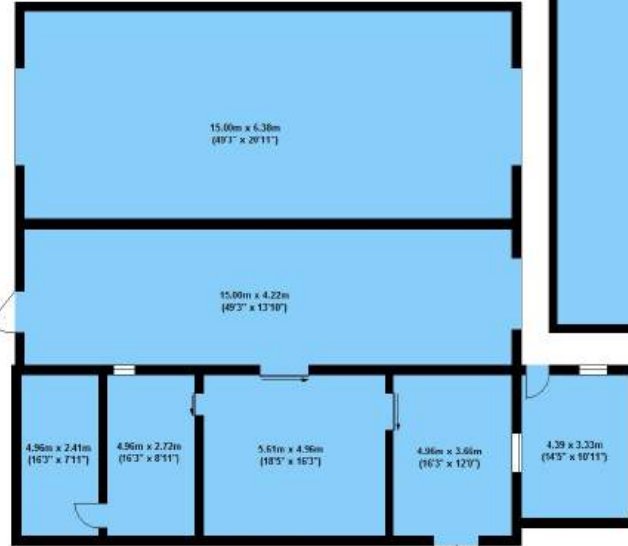
First Floor
Floor Area 33.44 sq.m. (360 sq.ft.) approx



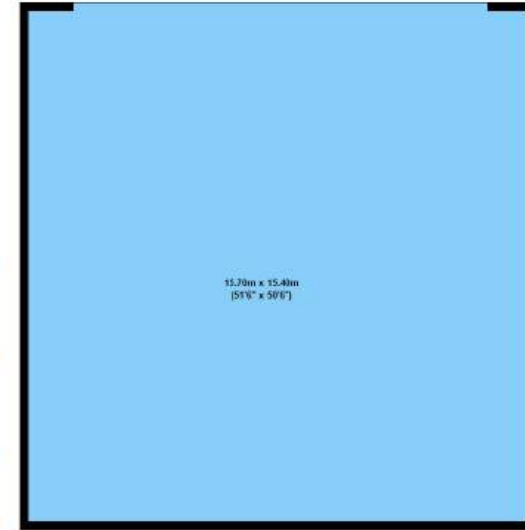
Ground Floor
Floor Area 155.73 sq.m. (1,677 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

Little Clamoak Farm, PL20
Floor Area 265.87 sq.m. (2,216 sq.ft.) approx
(Including Eaves Storage)
Eaves Storage
16.63 sq.m. (179 sq.ft.) approx
Outbuildings
503.70 sq.m. (5,422 sq.ft.) approx



Floor Area 260.52 sq.m. (2,800 sq.ft.) approx



Floor Area 243.58 sq.m. (2,622 sq.ft.) approx

- ⚡ EE Rating - F
- £ Council Tax Band - C
- 📍 Directions

What 3 words = [///racing.idea.hung](http://racing.idea.hung)

Viewings strictly by appointment only

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The Land & Buildings

Formerly a working dairy farm, the property now benefits from a versatile collection of agricultural buildings offering excellent flexibility for a range of uses, subject to any necessary consents. Comprising a mixture of traditional and more modern structures with adjoining yard areas, the buildings are well suited to livestock, machinery storage, workshop space, equestrian purposes or wider rural enterprise opportunities.

The land extends to just over 26 acres in all and comprises productive grade 2 and 3 pasture divided into three principal enclosures. Gently sloping and free-draining in nature, the fields are well suited to grazing and mowing. The boundaries are clearly defined, with a good network of stock-proof fencing with multiple access points, creating an easy environment for movement of stock and vehicles.





KIVELLS

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