



Franco Farm



**STAGS**



# Franco Farm

Horrabridge, Horrabridge, Devon, PL20 7RX

Village Centre 0.3 miles • Open Moorland 1.5 miles • Yelverton 1 mile • Tavistock 4.5 miles • Plymouth 10 miles

Handsome, non-listed, south-facing farmhouse for modernisation and remodelling, set within 12.86 acres of meadow and pasture fields, including river frontage and outbuildings.

- Non-listed South-facing Period House
- Captivating 12.86-acre Site with River Frontage
- Opportunity to Remodel or Extend (STP)
- Meadow, Pasture Paddocks, Outbuildings
- Freehold
- Surrounded by its Own Land
- Annexe/Home-and-Income Potential
- Strong Equestrian Possibilities
- 300 Yards Frontage to River Walkham
- Council Tax Bands: C and B

## Guide Price £795,000

### SITUATION

This appealing farmhouse is situated on the edge of the Dartmoor village of Horrabridge, within easy reach of local amenities and facilities whilst also benefitting from access to open moorland within 1.5 miles. Horrabridge sits along the River Walkham and is well-served by local amenities, including a convenience store and two popular pubs. The nearby village of Yelverton has a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. The thriving town of Tavistock, only 4.5 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10 miles to the south.

### DESCRIPTION

This is an exceptionally rare opportunity to purchase a former farmhouse in 12.86 acres of grounds, which has been in the same family for four generations. The detached, south-facing house has been recently used as two separate 2-bedroom dwellings and is in need of refurbishment, but offers tremendous scope for alteration, extension or remodelling (STP) either as a single-family or multi-generational home, or as a home-and-income opportunity. The house is surrounded by its own pasture and meadow fields with considerable river frontage and a couple of dilapidated outbuildings. There is undoubted equestrian potential, with moorland outlying available nearby, and the property should also appeal strongly to those seeking to establish a smallholding-type lifestyle, as well as those whose highest priorities include space, peace and privacy.





**ACCOMMODATION**

The house is accessed principally at the front elevation although there are three separate entrances - two at the front and one at the rear - owing to the property's recent history as two self-contained dwellings. Similarly, there are two separate staircases although the accommodation could easily be reverted to use as a single dwelling. There are period features throughout including sash windows, fireplaces, picture rails and panelled doors. Across the ground floor are two front(south)-facing reception rooms overlooking the house's garden, a breakfast kitchen and separate second kitchen, and a rear porch. At first floor level are a total of four bedrooms, three of which are good size, front-facing doubles, a bathroom and separate shower room. Attached to the rear of the house is a sizeable garage/store which is principally of stone construction with a pitched roof. There appears to be excellent scope to incorporate this space into a remodel of the house, subject to any necessary consents or approvals.

**GARDENS AND LAND**

The house is approached over a long, sweeping driveway which leads around both the front and back of the house, where there is ample parking in a concrete yard. The principal garden is to the front of the house, which is laid to lawn and enclosed by a traditional Devon bank. Located to the side of the drive is a detached outbuilding, partly stone and partly of corrugated construction, divided into stabling providing five loose boxes and an adjoining hay store or sixth box. Opposite is a large pole barn in need of repair or replacement. The pole barn once had power and lighting connected and it sits partly on a concrete base thereby offering opportunities to rebuild something in its place. The land surrounding the house amounts to 12 acres of pasture and meadow fields, being level and open with the house enjoying an open outlook across the site. Running alongside the northern boundary is a large stretch of the river Walkham to which the property has direct access. Please see our accompanying Location Plan.

**SERVICES**

Mains water, gas and electricity. Gas-fired central heating. Private drainage vis septic tank. Please note that the agents have neither inspected nor tested these services.

**WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc. There are NO public footpaths or bridleways that pass close to the house or buildings. There is a public footpath which passes inside part of the southern boundary.

**AGENT'S NOTES**

- 1. An overage (uplift) clause will be included within the sale (likely to be 25% for 25 years or similar), which would be triggered upon granting of planning consent for development on the site. It will exclude extension of, or alteration to the house, and any equestrian or agricultural buildings.
- 2. As shown on our location plan, the former Wheal Franco mine is located at the western end of the site.
- 3. The northern part of the site, along the river Walkham, is designated in Zone 3 of the Environment Agency's flood zone mapping, although the property is not known to have flooded in our client's family's ownership.
- 4. We understand that a part of the property has historically been used as an unregulated Local authority refuse site. A phase-1 contamination report has been undertaken and is held by Stags, which has not revealed any adverse findings.

**VIEWINGS AND DIRECTIONS**

The property is accessed through Copperfields in Horrabridge, a residential cul-de-sac, and not directly off the A386 (i.e. from the east, not the south). The what3words reference is [///saving.loom.relief](https://www.what3words.com/?w3=8342-8342-8342). Viewings are strictly by appointment with the agents.





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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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