



Oxenpark Farm
Hersham, Bude, North Cornwall





Oxenpark Farm

Hersham, Bude, Cornwall, EX23 9NB

In a wonderful setting, a 68 acre versatile farm with far reaching views over Bude Bay to the North Cornish coast.

Available as a whole or in three lots.

Lot 1 ~ Three bedroom farmhouse, two holiday cottages, one further cottage and a lodge. Range of adaptable farm buildings, income generating wind turbine and just over 16 acres.

Guide Price £1,395,000

Lot 2 ~ A useful block of 45½ acres of pasture and arable land including 3 acres of mature woodland.

Guide Price £515,000

Lot 3 ~ A single gently sloping pasture field extending to 6.34 acres.

Guide Price £85,000

As a whole ~ Guide Price £1,995,000



Contact Us on 01409 259 547
Or farms@kivells.com





Location

Oxenpark Farm can be found to the north-east of the town of Stratton, and is just under 2 miles from the popular coastal town of Bude. The town provides an excellent range of amenities as well as being renowned for its sandy beaches, sea-pool, surfing and rugged coastline. The ancient market town of Holsworthy is approximately some 8 miles to the east and again provides a good range of day to day facilities including a Waitrose Supermarket, thriving livestock market, choice of veterinary practices and agricultural merchants. Launceston, with its Norman castle on the Devon/Cornwall border is a 30 minute drive to the south and also provides a good range of day to day services with direct access to the A30 trunk road which links to Exeter and the M5 motorway.

Description

With wonderful far reaching views over Bude Bay on the North Cornish coast, Oxenpark extends to just over 68 acres and comprises a three bedroom period farmhouse, an attached two bedroom holiday cottage, a detached two bedroom barn conversion with holiday use, a one bedroom barn conversion with holiday use or residential occupation, and a mobile home/lodge with residential use.

A range of adaptable farm buildings set around a yard are complimented by an excellent block of gently sloping pasture land with a pretty wooded valley and stream. There is also a wind turbine (on a feed in tariff) located in the eastern corner of the farm.

Lot 1 ~ Three bedroom farmhouse, two holiday cottages, one further cottage and a lodge. Range of adaptable farm buildings, wind turbine and just over 16 acres.

(Coloured pink on the plan)

Lot 1 ~ The Farmhouse

Conveniently set just off the parish road, the farmhouse offers well presented and comfortable three bedroom accommodation, which retains many period features such as flagstone floors, inglenook fireplace and cloam oven, the property also has double glazing and oil fired central heating.

To the front of the property, a glazed front **Entrance Porch** leads to the **Living Room** with wood burner set in an inglenook fireplace and an open staircase to first floor. Door through to **Dining Room**, again with fireplace and wood burner. The **Kitchen/Breakfast Room** is fitted with a Shaker style range of units with worksurfaces over, integral electric hob, 1½ bowl sink and undercounter dishwasher. The upright fridge freezer is also included. The oven (electric) is set in a chimney breast with a built in cupboard to one side. From the kitchen, a glazed door leads through to the **Garden Room** with a feature glass covered well in floor, and patio doors to garden. The **Utility Room** has a sink unit, worktops with washing machine and tumble dryer under. The oil fired boiler is located here and a rear entrance door.

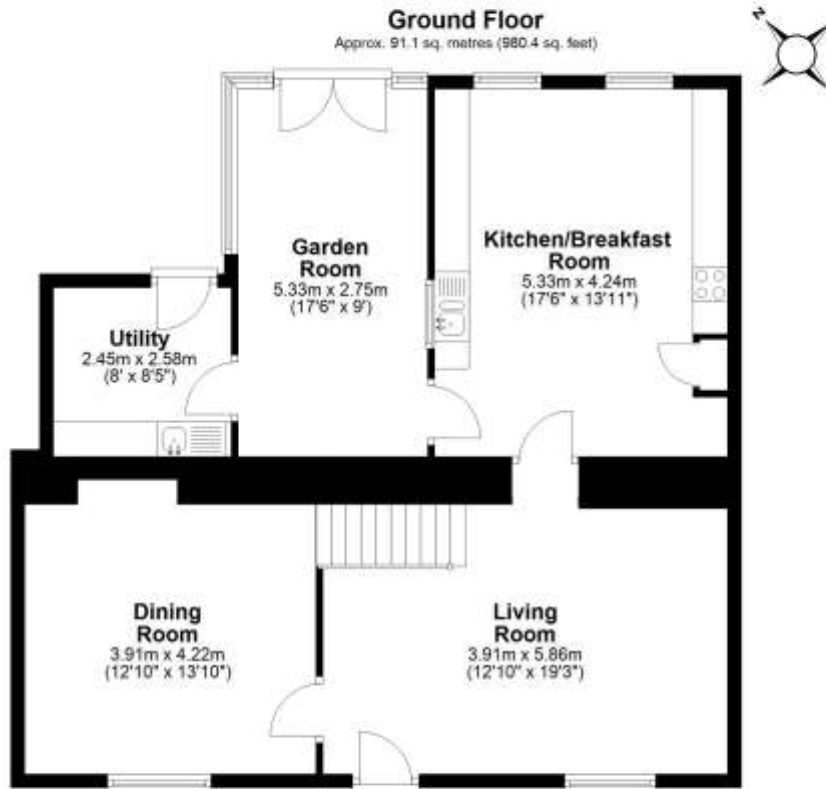
The first floor **Landing** has a Velux window, feature alcove to one side and doors off to the **Bathroom** with bath, shower over, wash basin and WC, and a twin **Bedroom**, double **Bedroom** and further double **Bedroom** with fitted wardrobes, **en-suite** shower, wash basin and WC.

Lot 1 ~ The Farmhouse Gardens & Grounds

The farmhouse gardens can be found at the rear of the property where there is a patio area, further seating area and lovely mixture of lawns, flowerbeds, and shrub borders. This is complimented by two greenhouses, enclosed orchard, and vegetable garden together with a polytunnel and soft fruit cage. Located a short distance from the ample parking and turning area is a paddock with a chicken run, large duck pond with a wooded backdrop.

Oxenpark Farmhouse Floor Plans

Not to scale and for identification purposes only.





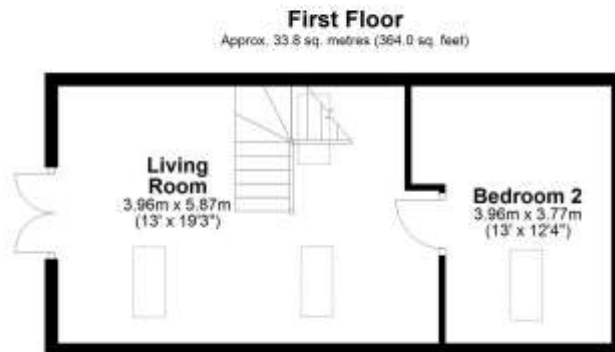
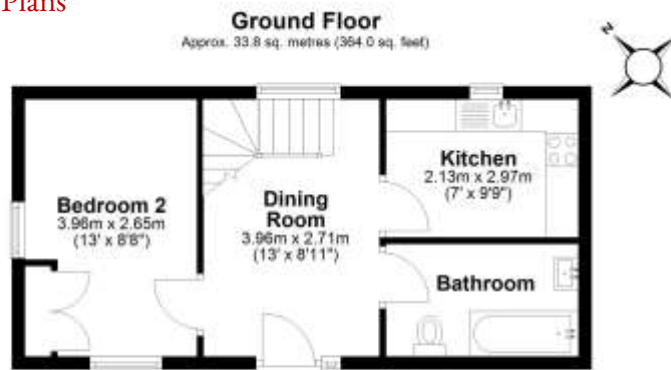
Lot 1 ~ The Granary ~ Holiday Let (2 Bedrooms)

Attached to Oxenpark Farmhouse, The Granary has been redeveloped into a two bedroom holiday let restricted to holiday occupation only.

The reverse style accommodation takes full advantage of the countryside and coastal views. It is double glazed and has oil fired central heating.

Front entrance door to **Reception Hall/Dining Area** with stairs and understairs storage cupboard to first floor. Door through to **Kitchen** with a Shaker style range of units, worksurfaces over, stainless steel sink unit, built in oven and hob. Site of oil fired boiler.

The Granary ~ Floor Plans



The **Bathroom** with bath, shower over, wash basin and WC is located on the ground floor, along with a double **Bedroom**.

On the first floor is the **Living Room** with vaulted ceiling with French doors to decking platform and external staircase where there are fantastic far reaching views to the coast. Also on the first floor is a further double **Bedroom**, again with vaulted ceiling and Velux windows.

Outside the property is approached from the parking area via steps which lead to an enclosed decked area to the front.



Duck House ~ Floor Plans



Lot 1 ~ Duck House (2 Bedroom Holiday Let)

Situated opposite the farmhouse and also abutting the parish road, Duck House is a converted two storey barn with reverse living accommodation. With planning for holiday use only, the property benefits from oil fired central heating and double glazing throughout.

On the ground floor the **Hallway** has built in cupboards, stairs to first floor with understairs cupboard and doors off to two **Bedrooms** and a **Bathroom** with bath with shower attachment, wash basin and WC.

The first floor is open plan with a **Kitchen/Living Room area**. The kitchen has a range of Shaker style units and worksurfaces over, sink unit, built in oven & hob, and space for appliances. The living area has a feature stone fireplace and wood burner in the living room, plus three full height windows taking advantage of the far reaching views, and double doors leading to decking area with external staircase.

Outside, the Duck House has a small raised patio area.



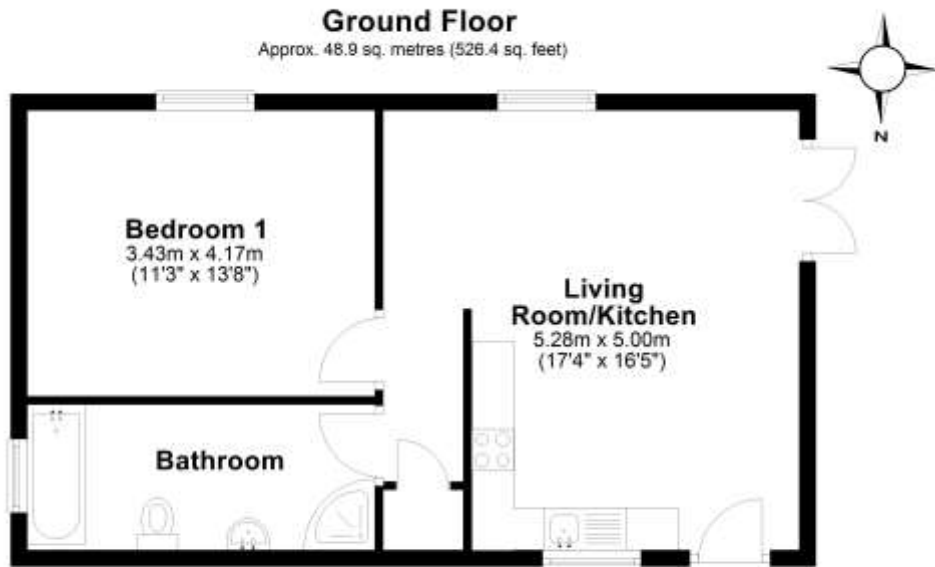
The Gilberts ~ Floor Plans

Lot 1 ~ The Gilberts (*1 Bedroom Holiday Let*)

Situated adjacent to The Granary within the farmyard a converted single storey barn with oil fired central heating and double glazing throughout. Planning permission for full residential occupation and/or holiday use.

Spacious open plan **Kitchen/Living Room area** with a range of kitchen units and worksurfaces over, built in oven, hob and microwave, sink unit. Patio doors to outside and inner lobby with built in cupboard to a double **Bedroom** and **Bathroom** with bath, wash basin, separate shower enclosure and WC.

Outside - The Gilberts has an enclosed patio and gravel area on two sides.





Lot 1 ~ The Lodge

Clad with timber to look like a lodge, this mobile home benefits from double glazing and oil fired central heating. It has a Certificate of Lawful use for the continued use of land for the siting of a residential mobile home [E1/2007/00701].

A side entrance door leading to a **Utility Room** with sink unit, coat hanging area and oil fired boiler. Small range of kitchen units with space for washing machine and tumble dryer. From here is the open plan living space with feature beams and a triple aspect. The **kitchen area** has a range of fitted units with worksurfaces over, sink, built in oven, hob and extractor fan. The **living area** benefits from a wood burning stove.

The Lodge ~ Floor Plans



An inner hallway leads to a **Bathroom** with bath and shower attachment, WC and pedestal wash basin, and two **Bedrooms**.

Outside - The Lodge is an enclosed fenced decking and lawned area to the rear of the property and to the front is a gravelled parking area which leads in turn to a hand gate and path leading to the entrance door.

Lot 1 ~ The Buildings

The farm buildings are conveniently situated a short distance from the farmhouse and cottages and share the same entrance. They are currently used for the farms beef cattle and sheep rearing enterprises, but could be utilised for a number of other purposes subject to gaining the necessary planning permissions. There are ample concrete and hardcore yards and bale storage areas surround the buildings. The buildings comprise;

Former Milking Parlour | 45'11" x 36'1" (14m x 11m)

This building was utilised as a food preparation area and planning was approved in 2014 for the conversion of this building into two, two-bedroom holiday homes. The conversion was never undertaken and the planning permission has consequently lapsed. It has three-phase electricity connected. The building is currently used for storage with an adjoining

Former Dairy | 26'3" x 19'8" (8m x 6m)

Rear Lean-to/Former Cubicle Building | 91'10" x 32'10" (28m x 10m)

Former Silage Camp/Cattle Housing | 65'7" x 45'11" (20m x 14m)

Cattle Handling Building | 57'1" x 53'6" (17.4m x 16.3m)

Cattle Housing & Feeding Yard | 62'4" x 26'3" (19m x 8m)

Devon Contractors Shed & Lean-to | 73'10" x 60'8" (22.5m x 18.5m)

Benefitting from separate road access from the parish road providing cattle pens and fodder/machinery storage. At the rear of this building is a roof rainwater collection system and store.

Covered Dung Store | 65'7" x 45'11" (20m x 14m)

Situated in the lower yard is a galvanized steel portal frame structure under a corrugated roof with metal sheet cladding over timber stock boards.

Cattle Shed | 65'7" x 45'11" (20m x 14m)

Constructed of timber frame with metal profile roof, concrete block and timber walls with corrugated cladding. Internally the building is split into cattle pens with a cattle feed barrier and feed passage. At the rear of the building is a roof rainwater collection and storage system.

To the higher side of the farmhouse and with separate road access is a

Sheep Shed | 49'3" x 39'4" (15m x 12m)

Timber stanchions under a metal profile roof with timber and corrugated side cladding. Situated below the above building is a recently constructed

General Purpose Shed | 45'11" x 45'11" (14m x 14m)

Built with a galvanized steel portal frame structure under a fibre cement corrugated roof. Concrete dwarf wall panels and timber walling under Yorkshire board cladding with a gated open front and stone floor.

Workshop | Located between Gilbert's Cottage and the Mobile Home/Lodge and constructed of concrete block with a corrugated iron roof.

Situated a short distance down the road from the farm buildings is a small yard area with hardcore base and a small **Storage Building** which is utilised as a farm fencing storage yard.

Lot 1 ~ The Turbine

A Gaia dual blade wind turbine is located in the field above the farmstead. It was constructed in 2011 and sells surplus electricity into the National Grid with a 20-year contract commencing in 2011 on a FIT (Feed In Tariff) agreement which generates an income of approximately £15,000 - £20,000 per annum.

Lot 1 ~ Land (Coloured pink on the plan)

Approximately 16.18 acres (6.54 ha) of Land.

Comprising an excellent block of gently sloping productive pasture land with a pretty wooded valley and stream on its northern boundary. Access is from the adjoining parish road or through the yard.

Lot 2 ~ Land (Coloured blue on the plan)

Approximately 45.63 acres (18.46 ha) of Land.

Comprising a well farmed block of gently sloping pasture, which includes 3 acres of wooded valley and stream, the land is divided into useful sized enclosures with excellent fencing and the well maintained gateways.

The land also benefits from fantastic views over Bude Bay and beyond.

Lot 3 ~ Land (Coloured green on the plan)

Approximately 6.34 acres (2.57 ha) of Land.

Located directly opposite the farm, is a single, gently sloping field with natural hedge bank boundaries. Perfect for equestrian or amenity use.



Important Information

Method of sale ~ The property will be offered for sale by Private Treaty.

Stewardship Scheme ~ The property is not subject to any Stewardship Scheme.

Tenure ~ The farm is freehold with vacant possession upon completion.

Farm & Location Plan ~ The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Boundaries ~ Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Local Authorities ~ Cornwall Council, Truro.

Services

Farmhouse ~ Mains water, mains electricity, septic tank private drainage, oil fired central heating system.

The Granary ~ Mains water, mains electricity, septic tank private drainage, oil fired central heating system.

The Duck House ~ Mains water, mains electricity, septic tank private drainage, oil fired central heating system.

Gilbert Cottage ~ Mains water, mains electricity, septic tank private drainage, oil fired central heating system.

The Lodge ~ Mains water, mains electricity, septic tank private drainage, oil fired central heating system.

Council Tax

Farmhouse Council Tax = Band D

Mobile Home Council Tax = Band A

Three Holiday Cottages = Business rates apply although are nil rated.

Energy Performance Certificates

Oxenpark Farmhouse = D (55)

The Granary = C (77)

The Gilberts = C (72)

The Lodge = C (71)

Duck House = D (67)

Directions

Postcode = EX23 9NB

What3Words = ///poetry.forge.upstarts.

Viewings

Strictly by appointment only. Please call us on **01409 259547** or farms@kivells.com

Important

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

