





Lisburne Farm

South Brent, TQ10 9LP



Country Residence | House Extending To Over 4000 Sq ft | South-Facing Aspect | Ancillary Accommodation | Range Of Outbuildings | Indoor Swimming Pool | Offering Exceptional Flexibility For A Variety Of Uses | Superb Countryside Views | Peaceful And Private Rural Setting | In All Some 33.08 Acres | EPC Rating E | Council Tax Band G |



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DESCRIPTION

Luscombe Maye is delighted to bring to market Lisburne Farm, a substantial and highly versatile country residence set within approximately 33.08 acres.

This impressive stone-built home is complemented by ancillary accommodation, an indoor swimming pool and an extensive range of outbuildings, offering exceptional flexibility for a variety of uses. Enjoying a desirable south-facing aspect, the property takes full advantage of far-reaching views across its beautifully maintained gardens and picturesque pond, creating a peaceful and private rural setting. Combining peaceful seclusion with excellent connectivity, Lisburne Farm is conveniently located within easy reach of the A38 Devon Expressway and nearby towns, providing effortless access to surrounding transport routes.

Lisburne Farmhouse

Extending to over 4,000 sq ft, the principal house offers generous and well-balanced accommodation. At its heart is the impressive kitchen and breakfast room, thoughtfully extended by the current owner to maximise natural light and the surrounding views. Well-appointed and designed for both everyday living and entertaining, the kitchen features an AGA and ample space for dining.

The remainder of the ground floor provides a series of well-proportioned reception rooms, including a formal dining room, a snug and a separate sitting room, both with wood-burning stoves, together with an elegant drawing room centred around an open fireplace. The layout offers flexibility for both formal entertaining and quieter family use, with a natural flow between rooms.



On the first floor, the master suite provides a spacious bedroom, dressing room and en-suite bathroom. A further en-suite bedroom is complemented by two additional double bedrooms, all enjoying attractive views and built-in storage.

Returning to the ground floor, the kitchen also provides access to an additional wing, which can function as a self-contained unit with its own private entrance and staircase. This area incorporates a utility room, cloakroom and boot room, with stairs leading to three further bedrooms and a shower room, offering excellent potential for multi-generational living or guest accommodation.

Lisburne Barn

Adjoining the farmhouse, Lisburne Barn is a well-considered barn conversion providing high-quality ancillary accommodation. The ground floor is arranged in an open-plan format, combining kitchen, dining and living areas to create a generous and sociable space, centred around a wood-burning stove.

Upstairs, a double bedroom with a walk-in wardrobe is served by an en suite shower room. An attached garage provides practical storage, and the barn enjoys direct access to the



South Brent

The moorland village of South Brent stands in the valley of the River Avon under the southern foothills of Dartmoor National Park and on the northern edge of the lovely South Hams, fifteen miles from the centre of Plymouth.

The village is one with a strong community with three churches, one of which dates back to Norman times, a primary school and a wide variety of shops. There are well-regarded community colleges at Totnes and Ivybridge, approximately eight and five miles distant respectively, and both towns offer a comprehensive range of facilities for the wider community. Some of the finest beaches on the south coast, along with the South West Coast Path, are all within easy reach.

Situated just off the A38 Expressway, the village is well placed for quick access to Plymouth, Torbay and Exeter for which there are regular bus services. Rail services can be found at Ivybridge, approximately five miles distant, offering services to Plymouth, Totnes, Newton Abbot, Exeter St David's and on to Bristol, Cardiff and London.

Swimming Pool

The indoor swimming pool features expansive windows overlooking the gardens, allowing for abundant natural light and creating a seamless connection with the outdoor surroundings. It is thoughtfully positioned to take full advantage of the views.

Outbuildings and Land

Lisburne Farm is further complemented by an extensive range of outbuildings, including a large modern farm building, garage/workshop and additional traditional barns. These structures offer considerable flexibility for equestrian use, storage, workshop space or potential future adaptation,

subject to the necessary consents.

The immediate grounds combine established gardens and a picturesque pond, contributing to the property's tranquil setting. In total, Lisburne Farm extends to approximately 33.08 acres (13.39 hectares), as outlined on the site plan.

The land comprises approximately 5.07 acres of woodland and 25.14 acres of permanent pasture, with a further 2.50 acres of established gardens, pond and grounds as well as a former quarry. Previously used for livestock grazing, the land offers scope for a variety of alternative uses, subject to permissions.

Lisburne Farm presents a rare opportunity to acquire a substantial and adaptable country residence within a balanced and highly desirable rural environment.



Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information

(<https://moverly.com/sale/PZZGYvfr4hYL2anPRP5pNZ/view>)

Alternatively, you can contact our team for this information.

Tenure: Freehold

Property type: House

Property construction: Standard stone and block construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sewage Treatment Plant

Heating: Oil-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing and Aga/Rayburn

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: Surface water flooding in 2007 due to blocked drain

Flood defences: No

Coastal erosion risk: No



Planning permission issues: No

Accessibility and adaptations: Wide doorways

Coal mining area: No

Non-coal mining area: No

Loft access: Yes -insulated, boarded, accessed by: Two ladders

Specialist issues: Asbestos: Farm building roof

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Lisburne Farm, South Brent, TQ10 9LP

Lisburne Farm Area = 405.7 sq m / 4367 sq ft
 Lisburne Barn Area = 172.0 sq m / 1852 sq ft
 Garage/Workshop Area = 227.5 sq m / 2449 sq ft
 Outbuilding Area = 323.3 sq m / 3481 sq ft
 Total Area = 1128.5 sq m / 12149 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric and water, oil fired central heating, sewage treatment plant.

COUNCIL TAX

The property is in Band G

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, St John's Wood TQ9 5NE. Tel: 01803 861234.

VIEWINGS

By appointment with Luscombe Maye, South Brent.

DIRECTIONS

what3words location
 ///leads.nips.elevates



