



Luscombe Maye
Since 1873

New Barn Stables, Plympton, PL7 1UB

Guide Price £295,000

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SITUATION

The property is situated on the outskirts of Plympton St Maurice, approximately half a mile from the A38 dual carriageway expressway and approximately 5 miles from Plymouth City Centre. The property has direct road access onto New Barn Hill and is easily accessible with a horsebox or lorry. As well as being very easily accessible, the property also boasts a beautiful rural outlook.

DESCRIPTION

The property extends to just over approximately 7 acres in all and includes eight stables and a 20m x 40m outdoor arena. The stables are split across two stable blocks, with one block of six stables, five of which measuring 12' x 12' and one of which measuring 12' x 14', and the second block incorporates two 12' x 12' stables with a partition between them and each with a turn out pen to the front. Both stable blocks are of timber construction with concrete floors and are in good condition.

To the rear of the larger stable block is a timber frame lean-to currently used for storage of hay and feed. The larger stable block is situated on a concrete pad with ample room for parking. A concrete trackway leads down to the 20m x 40m outdoor arena, which has a double drainage system and was professionally installed in May 2018. The arena benefits from battery/solar powered floodlighting.

The land is divided into two main fields with a stream dividing them both. Both fields are then divided into smaller paddocks by means of electric fencing with mature hedge boundaries. The land is flat to gently sloping in topography and has a clean sward of grass along with a field shelter.

SERVICES

There is a spring water supply to the yard and solar powered lights. There is a stream water supply running between both fields and a mains connection to the stable yard.

VIEWING

Strictly by appointment only with the sole selling agent, Luscombe Maye Equestrian 01548 845095 equestiran@luscombemaye.com





- Eight timber-built stables
- 20m x 40m outdoor arena
- Multiple fenced paddocks
- Approx. 7 acres of land
- Highly accessible South Devon location
- Approx. 5 miles from Plymouth
- Hay/feed storage
- For sale by formal tender
- Tender deadline Wednesday 23rd September 2026 at 12 noon

