



LOWER HILL FARM

Lamerton, Devon



A BEAUTIFULLY RENOVATED LISTED 17TH CENTURY FARMHOUSE

With separate converted barn; a range of outbuildings, all with various, granted planning permissions; and pasture paddock, within easy reach of Tavistock and Dartmoor

Summary of accommodation

Lot 1 - Lower Hill Farmhouse (Guide price £1,000,000)

Ground Floor: Sitting room | Dining room | Study | Studio/games/living room | Kitchen/breakfast room | Utility room
First Floor: Principal bedroom/shower room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom
Stone barn (with planning permission to convert into a holiday home) | Stables | Garden and paddock

In about 0.94 acres

Lot 2 (Guide price £150,000)

Pasture paddock and stables

In about 1.99 acres

Lot 3 - The Old Shippon (Guide price £500,000)

First floor open plan kitchen/sitting room/dining room | Two bedroom/shower room suites | Further bedroom and bathroom | Utility room
Stables (with planning permission) | Garden | Further garden/paddock | Planning permission for ancillary accommodation

In about 0.65 acres

Distances: Tavistock 3 miles, Launceston 11 miles, Okehampton 16 miles, Plymouth 18 miles
(All distances are approximate)

As a whole: Guide price £1,650,000



SITUATION

Lower Hill Farm is situated in the beautiful rolling countryside of West Devon, just outside the popular village of Lamerton and about 3 miles to the west of Tavistock.

Lamerton has a fuel station, general store, primary school and The Blacksmith's Arms pub, as well as the 13th century St Peter's Church. There is also the popular farm shop at Chipshop, about 2 miles away.

The delightful ancient stannary and thriving market town of Tavistock, dating back to the 10th century, is within easy reach and is part of a World Heritage Site. The town centre is focused around the Pannier Market and Bedford Square and there is a regular farmers' market. The town has an excellent range of independent shops, restaurants, pubs, cafes and hospital and there is private education with Mount Kelly School and prep school. Golf is at Tavistock Golf Club or St Mellion, about 13 miles away. Several National Trust properties are nearby, including Lydford Gorge, Buckland Abbey and Cotehele.



Tavistock is situated on the banks of the beautiful River Tavy, on the western edge of Dartmoor National Park, renowned for its spectacular scenery and providing many opportunities for walking, cycling, fishing, riding etc. on the doorstep.

To the south is the city of Plymouth and the glorious Tamar Estuary, providing facilities for sailing and other watersports here and along the south coast of Devon and Cornwall, with its many beaches, coves and estuaries. There is also excellent cycling on the Moor with the Dartmoor Classic being a popular annual event. Mountain biking nearby is also superb.

There is easy access north to the A30 leading west, via Launceston, into Cornwall, or east, via Okehampton, to the cathedral and university city of Exeter and the M5 motorway. From Plymouth there are ferries to France and Spain and a train station with mainline connections to London (Paddington).

THE PROPERTY

Lower Hill Farm consists of a stylishly renovated and beautifully presented former farmhouse with planning permission for a double carport and a detached stone barn with planning permission to convert to a holiday home (Lot 1); a pasture paddock of approx. 1.99 acres with planning permission to re-site an old stable block and build it next to the paddock (Lot 2); and The Old Shippon a wonderfully renovated detached barn conversion with garden, paddock, stables (with planning permission) and further planning permission for ancillary accommodation (Lot 3).

LOT 1

Lot 1 consists of the attractive farmhouse, constructed of stone beneath a slate roof, with projecting rendered gable to the rear, is Listed as being of architectural or historical interest, Grade II, and the listing document states it as being a 'farmhouse. Mid to late 17th century, with 19th and 20th century alterations.



The house has been thoroughly and stylishly renovated and modernized, whilst retaining its many period features, thus combining its character and charm with all the comforts of modern living.

To one side of the hall is the dining room with slate flagged floor, exposed beams and fireplace with Watson, and to the other the sitting room with slate flagged floor and stone fireplace with wood burner. Beyond the dining room is the study and beyond the sitting room the large, full height studio/games/living room with slate paved flooring, exposed roof timbers and wood burner. To the rear is the spacious fitted kitchen/breakfast room with slate paved flooring and French doors to the paved terrace and gardens.

On the first floor there is plenty more period character and the principal bedroom with range of fitted wardrobe cupboards, en suite and full height shuttered window overlooking the gardens. There are three further bedrooms and a family bathroom. One of these bedrooms is self contained with its own stairs and en suite, making it ideal for guests. Both bathrooms are equipped with high quality contemporary fittings. Around the house are beautiful gardens with lawns and ornamental shrubs and plants making alfresco dining a real possibility.

At the back of the house is a large parking area with planning permission to build a double car port (planning reference 3300/25/HHO).

Within the grounds of the farmhouse is a detached stone barn with planning permission to extend and convert to a holiday home (planning reference 3469/22/LBC).

The entrance drive leads in from the lane and splits into 3 – the first fork going left around the back of the house Lot 1; the second fork goes straight ahead and on up to Lot 2; the third right hand fork leads between the paddock and garden of the Old Shippon to Lot 3.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOT 2

Pasture paddock of about 1.99 acres and yard with planning permission to re-site an old stable block and rebuild it next to the paddock (planning reference 2879/25/FUL).

LOT 3

The Old Shippon is a converted barn to the south of the farmhouse, being an imaginatively designed upside down' house with lovely open plan kitchen/dining/sitting room on the first floor and two bedroom/shower room suites and further bedroom and bathroom and utility room on the ground floor. It also has an attractive garden plus a paddock area with historic planning permission for use as residential garden (planning ref 3721/19/FUL). The Shippon has the added benefit of stables with recent planning permission granted for demolition and erection of a two storey building providing ancillary garaging, workshop and store room above (planning ref 2751/24/HHO). In addition there is also recent planning permission for a double garage with ancillary accommodation over (planning ref - 1043/25/HHO).



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Approximate Gross Internal Area
94.5 sq.m. / 1017 sq.ft.

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PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and drainage, Oil fired heating

Local Authority: West Devon District Council: 01822 813600

Council Tax: Lower Hill Farm House – Band A

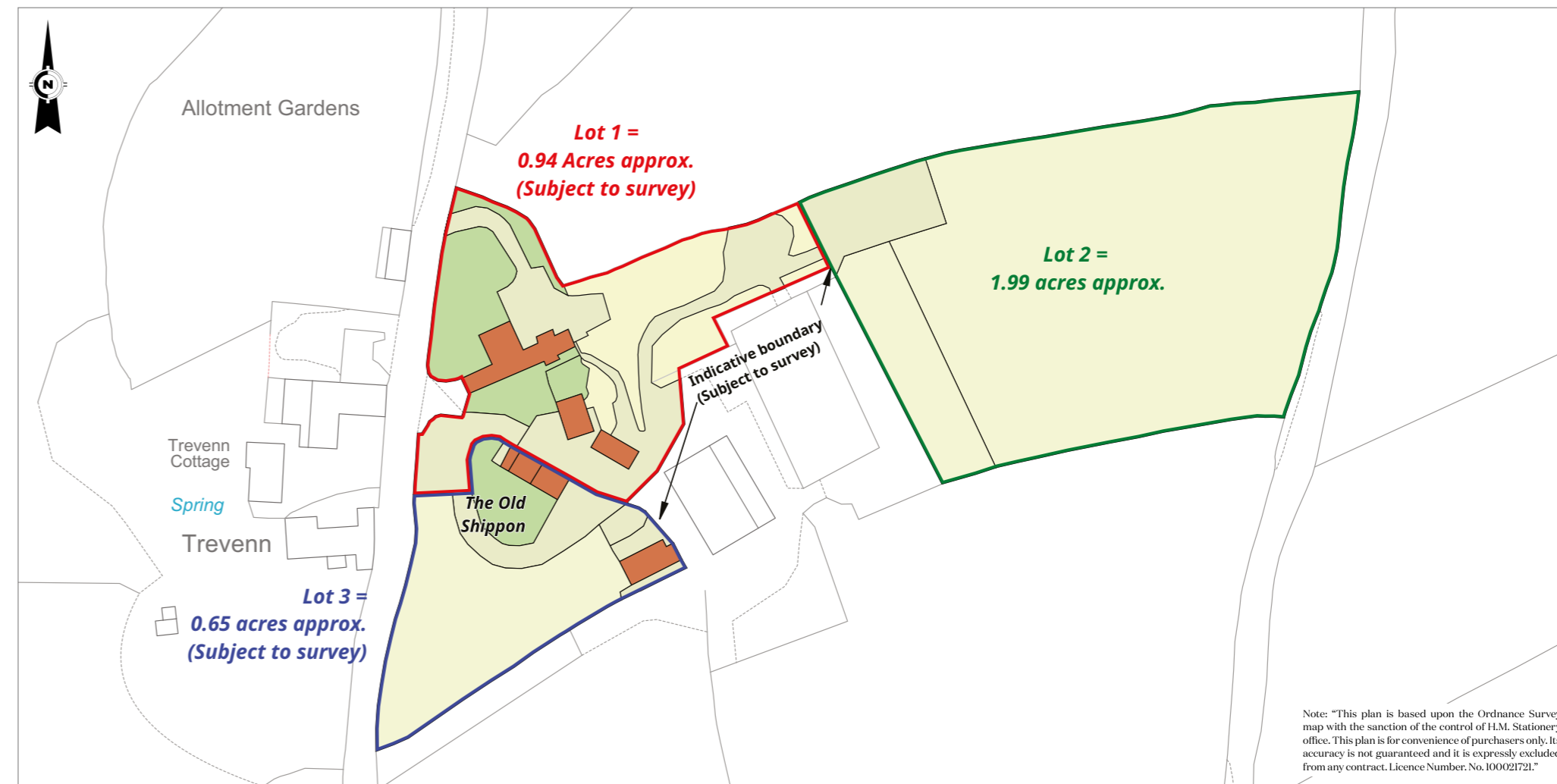
The Old Shippon – Band D

EPC Rating: Lower Hill Farm House – E | The Old Shippon – E

Directions: PL19 8RR What three words ///tinsel.towers.crackled

Do not follow the postcode, use the What3words

Agents Note: The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.



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to tell you more.

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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