



Beechdown Farm



# Beechdown Farm

, Paignton, Devon, TQ4 7PT

Totnes 3.7 miles. Torquay 6.1 miles. Exeter 26.7 miles. 18 miles. Paignton 1 mile

## Accessible South Devon Holding with diversification and development potential

- Modern well built 3 bedroom bungalow
- Range of modern agricultural buildings with potential for change of use (STP)
- Horse Stabling
- Productive farmland
- Council tax band D
- Freehold

## Guide Price £1,250,000

### SITUATION

Beechdown Farm occupies an accessible and well-located position on the edge of Paignton, benefiting from direct frontage to Totnes Road and convenient access to Totnes, Torquay and the wider South Devon road network.

The property is strategically positioned between Totnes and Collaton St Mary, the latter providing local amenities including a primary school, garage and public house.

There are good communication links to both Totnes and Paignton. The nearby market town of Totnes offers a mainline railway station with direct services to London Paddington. Road connections are particularly strong, with excellent access to the A38 Devon Expressway linking Plymouth and Exeter, where it joins the M5 motorway. The A385 provides access to the commercial areas of Paignton, while the nearby A380 links to Torquay, Newton Abbot and the wider South Devon conurbation.

### INTRODUCTION

The holding offers a rare opportunity to acquire a versatile farm with scope for diversification and development potential, subject to the necessary planning consents.

Beechdown Farm property and buildings have been built and maintained to an exceptionally high standard and occupy a strategic location with excellent communication links.

In addition to its existing agricultural and equestrian use, the property offers potential for alternative uses, such as change of use some of the agricultural buildings under Class Q (residential) or Class R (commercial) permitted development rights, subject to planning. Further details are available from the selling agents.



## THE BUNGALOW

The bungalow is a modern dwelling constructed in 2013 of concrete block and brick elevations beneath a slate roof. The property benefits from the ability to be accessed independently from the farm buildings, offering a degree of separation.

The internal layout and overall accommodation are shown on the accompanying floor plan and briefly comprise front door opening into an entrance lobby, with a door leading through to a sitting room featuring a log-burning stove. A garden room provides further living accommodation and enjoys views over the garden.

The kitchen is fitted with a range of base and wall units incorporating a single sink and drainer, together with an extractor fan.

Adjoining the kitchen is a utility room with base and wall units, single sink and drainer, plumbing for washing machine and housing the central heating boiler. A cloakroom provides a WC and wash hand basin.

The principal bedroom is a double room with an en-suite shower room comprising a shower, WC and wash hand basin. There is a family bathroom fitted with a bath, wash hand basin and WC. A central hallway with built-in cupboard gives access to two further double bedrooms.

## GARDENS AND GROUNDS

Lawned gardens bordered by established planted flowerbeds, with a separate entrance and dedicated parking area for the bungalow.

## BUILDINGS

### BUILDINGS:

Agricultural Store and Workshop (18.3m x 5.56m) rendered brick construction with part box profile elevations under box profile roof.

Lean-To (16.14m x 5.48m) timber frame with box profile roof and elevations.

Adjoining Store (with equestrian use consent) (6.38m x 4.94m) timber frame construction with box profile roof and elevations.

### Stable Block

Building A (11.25m x 3.61m) – 4 Stables, concrete block construction with box profile roof

Building B (11.42m x 3.87m) – 4 Stables, concrete block construction with box profile roof.

Farm Machinery Barn (19.86m x 9.16m) steel portal frame with box profile clad elevations under fibre cement roof with roller shutter door and 2 diesel tanks excluded. Constructed in 2010.

Electric connected to all.

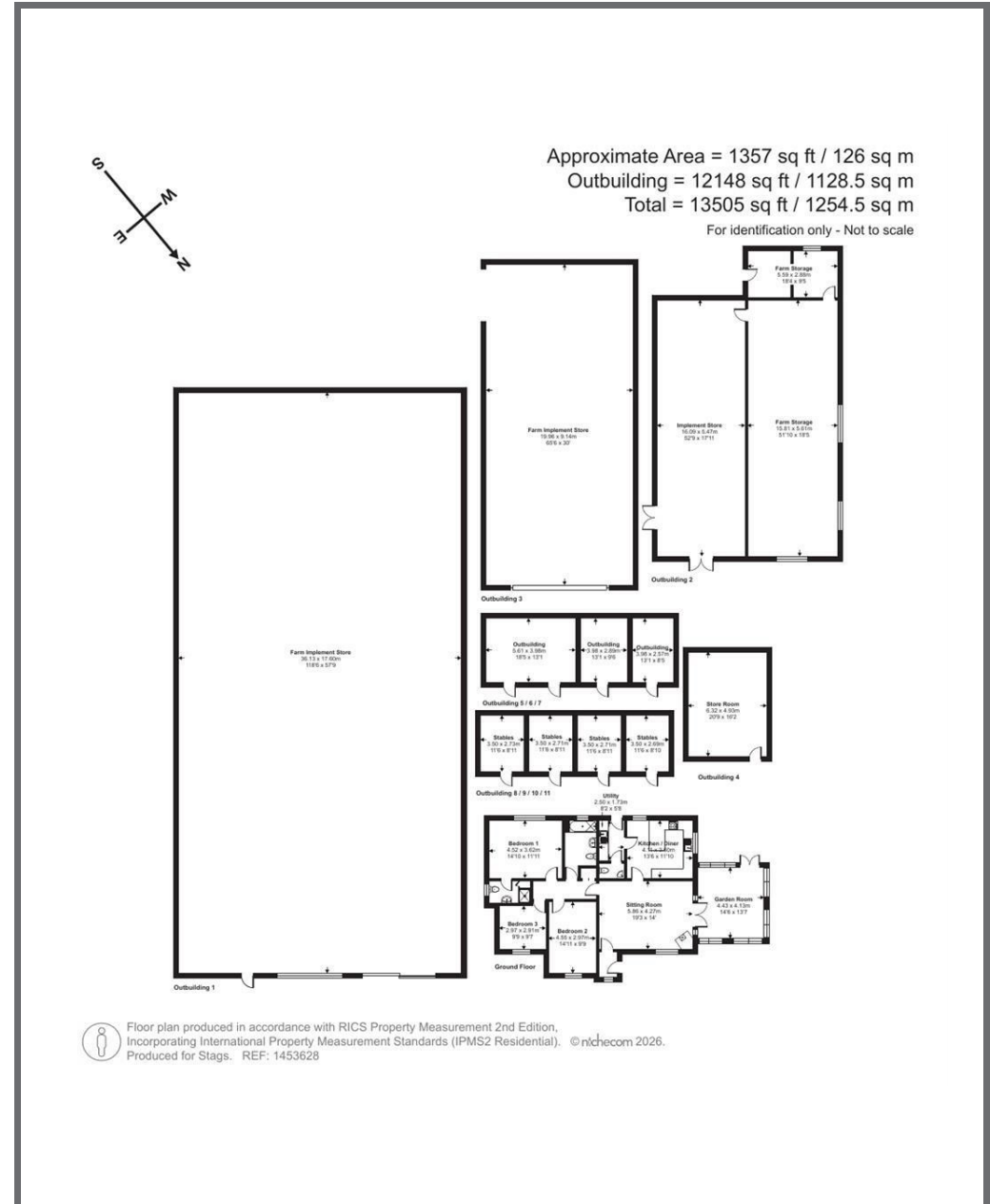
Machinery Barn (36.20m x 18.0m) steel portal frame with reinforced concrete panel and box profile elevations under cement fibre roof, roller shutter and sheeted gate doors, stone floor. ater and electric connected. Building constructed in about 2015 and 2020

## LAND

The field extends to about 9 acres of productive grassland bounded by fencing and hedge boundary. Water connected



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

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