Cuming Farm

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Colston Road,Buckfastleigh, TQ11 0LP

Buckfastleigh 2.2 miles | Dartington 3.3 miles | Totnes 4.7 miles | Plymouth 20 miles | Exeter 22 miles

A versatile country home occupying a peaceful rural setting, with flexible accommodation, far-reaching countryside outlooks and 5.89 acres including a c4.5 acre paddock

- No onward chain
- Around 1,997 sq ft of accommodation
- Balcony and terrace
- Outbuilding
- Freehold
- Peaceful countryside setting
- Flexible five-bedroom layout
- 5.89 acres in total, c4.5 acre paddock
- Easy access to major transport links
- Council tax band E

Guide Price £795,000

SITUATION

Cuming Farm enjoys a peaceful countryside setting between Dartington and Buckfastleigh, combining the appeal of rural surroundings with excellent accessibility to the wider South Hams and South Devon.

Dartington is close at hand and well known for its independent shops, cafés, cultural attractions and attractive surrounding countryside. Totnes offers a broader range of amenities, schooling and a mainline railway station, while Buckfastleigh provides useful everyday facilities.

The nearby A38 Devon Expressway is particularly convenient, offering straightforward connections towards Exeter, Plymouth and the wider regional road network.

DESCRIPTION

Set in an attractive rural position and having remained in the same family for 52 years, Cuming Farm represents a rare opportunity to acquire a versatile country home with land in a highly accessible South Devon location.

Built in 1976-77, the property provides approximately 1,997 sq ft of flexible accommodation arranged over three levels, with up to five bedrooms and adaptable living space suitable for a range of family requirements. The house enjoys good natural light and a strong connection with its surroundings, with a balcony and terrace overlooking the gardens, grounds and adjoining paddock.

Together with its 5.89 acres, including around 4.5 acres of pasture, the property offers considerable lifestyle appeal for those seeking space, privacy and countryside living without being isolated from local amenities and transport links.

ACCOMMODATION

The property is entered into a central hall, with a study, utility room, wet room and versatile fifth bedroom/sitting room arranged off it. Designed with accessibility in mind, the house benefits from level access from the driveway into the utility room, with the principal living accommodation arranged on one level and wider internal doorways.

The generous kitchen/dining room opens onto the terrace and balcony, while the adjoining living room enjoys excellent natural light and views across the grounds. Two bedrooms are situated on the first floor, with two further bedrooms and bathroom facilities on the lower ground floor.

OUTSIDE

Cuming Farm is approached from Colston Road onto a private driveway providing off-street parking. There is also a useful open-fronted shed/store with space for the parking or storage of two or more vehicles. The building benefits from mains power and lighting and also houses the water filtration system and booster pump.

The gardens and grounds immediately surrounding the house include established planting, mature trees and informal areas which create an attractive setting and a good degree of privacy. A balcony and adjoining terrace provide excellent outdoor seating and entertaining space, overlooking the property's own land.

Beyond the gardens is a substantial paddock extending to approximately 4.5 acres. The paddock is predominantly grassland and enclosed by established boundaries, offering scope for grazing, equestrian use or general amenity purposes.

In all, the property extends to 5.89 acres, with the balance comprising the house, gardens, grounds, driveway and associated outbuildings.

SERVICES

Water: Private spring water supply, gravity-fed to the house and passing through sediment and UV filtration with a booster pump to maintain consistent pressure. The seller advises that the supply has been tested annually for a number of years without issue.

Drainage: Private drainage via septic tank and soakaway, cleaned annually.

Electricity: Mains electricity. The property was fully rewired in 2019.

Heating: LPG-fired central heating via a Worcester Bosch boiler fitted in 2019 and serviced annually. There is also a 5kW woodburning stove in the living room, fitted in 2021 and serviced annually.

Broadband: According to Ofcom, fixed-line broadband availability is limited to basic ADSL, with a maximum speed of approximately 4 Mbps. Superfast and ultrafast fixed-line services are shown as unavailable. The property currently uses Starlink satellite broadband, with reported speeds of approximately 250 Mbps. Purchasers may also wish to investigate alternative wireless services such as Airband, subject to availability.

Mobile Coverage: According to Ofcom, predicted mobile coverage at the property is poor across EE, O2, Three and Vodafone. Purchasers are advised to check coverage with their preferred provider.

DIRECTIONS

From the A38, leave at Dart Bridge Junction and head towards Buckfastleigh. At the mini roundabout turn left onto Dart Bridge Road, then take the second left after Dart Garage onto Old Totnes Road. At the end, turn right onto Colston Road and continue for approximately 1.7 miles. Cuming Farm will be found on the left, with the driveway just before the stone barn.

From Totnes, proceed to Dartington and take the A384 towards Exeter. Shortly after South Devon Steiner School, turn left signposted Velwell. Continue for approximately 1.7 miles and the property will be found on the right, with the drive just beyond Stable Cottage. Please note the final approach is along narrow country lanes.

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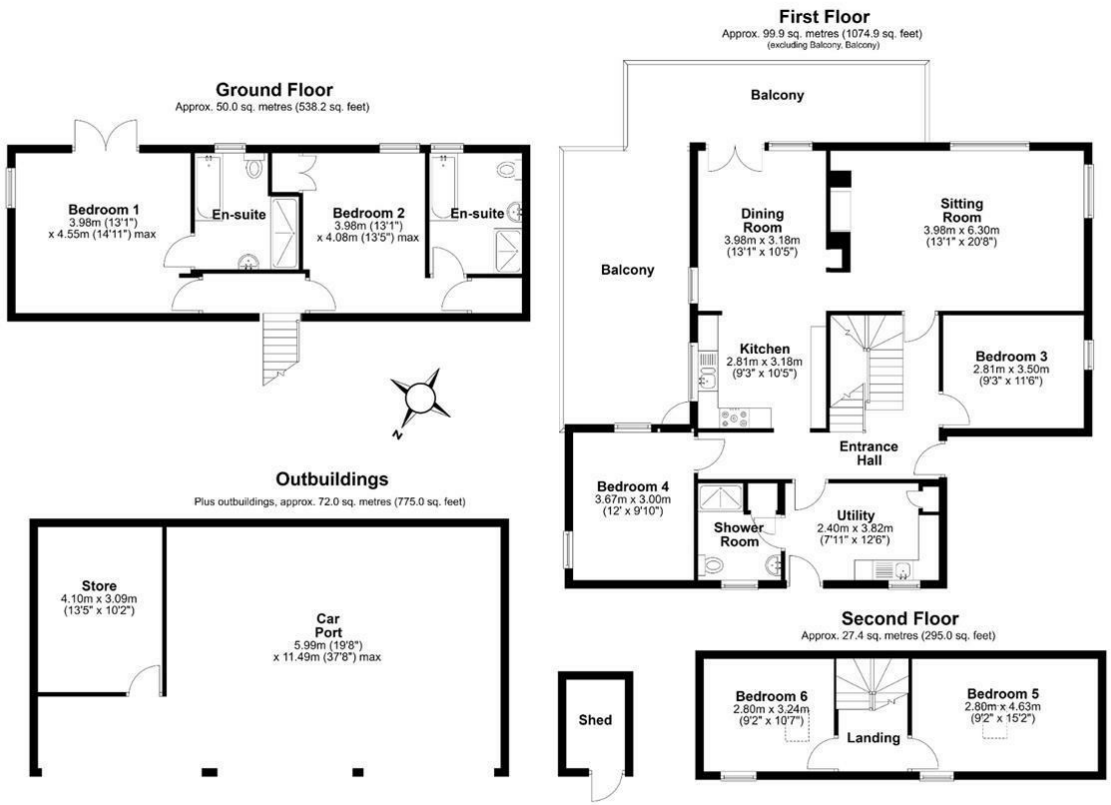
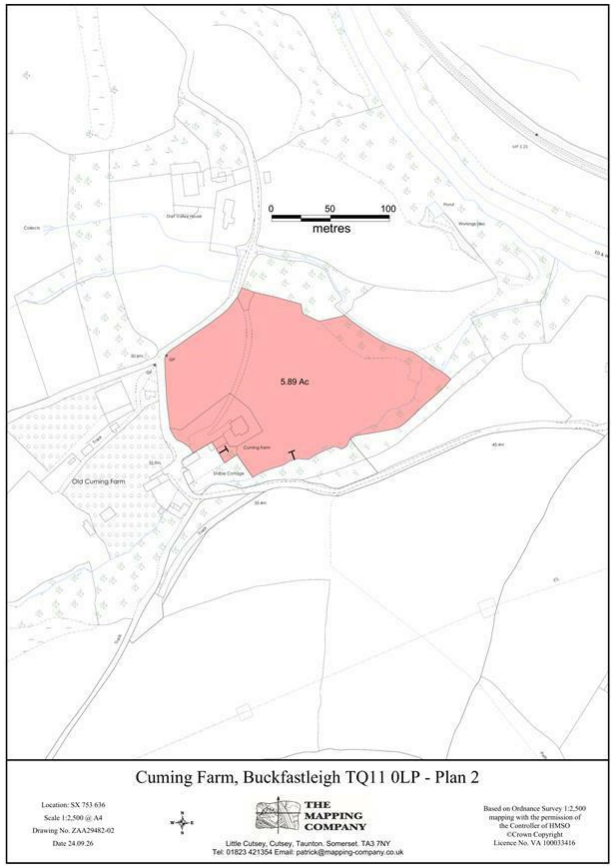
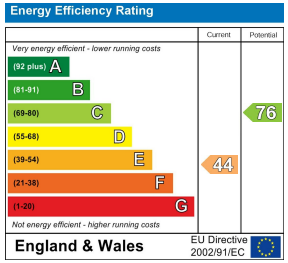




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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