

D. R. Kivell  
COUNTRY PROPERTY

Mount Pleasant  
Portgate, Lifton Devon





# Mount Pleasant

Portgate, Lifton Devon, PL16 0AX


Lifton 2 Miles

Lewdown 2 Miles

Launceston 7 Miles

Tavistock 12 Miles

Exeter 37 Miles

 4+2+1 Bedrooms

 3+1+1 Reception Rooms

 EPC D64/D66/D62

 47 Acres

Most appealing 47 acre livestock and residential farm in an elevated location. Spacious and well-presented 4 bedroom country house, residential barns, Livestock / general purpose building and stables. Far reaching countryside views. Easy access to the A30. Available with less land. EPC D64

Mount Pleasant is in a quiet, accessible location equidistant from Lifton, Lewdown and the A30 at Broadwoodwider which leads onto the M5 at Exeter. Lifton, to the west has two public houses, hotel, restaurant, village shop with a post office, primary school and farm shop. Lewdown, to the East has a public house with shop and primary school.



Mount Pleasant is a most appealing livestock and residential farm nestled in a sheltered and peaceful setting in the heart of the idyllic West Devon countryside adjoining a quiet country lane. This very well located farm is suited to multi-generational living, having a barn conversion providing additional and flexible accommodation in 2 units alongside a spacious and well-presented farmhouse. A particular feature of the farmhouse is the southerly aspect principal rooms and private mature gardens all enjoying a wonderful aspect over the land, countryside, Dartmoor and Brentor Church.



#### The Accommodation

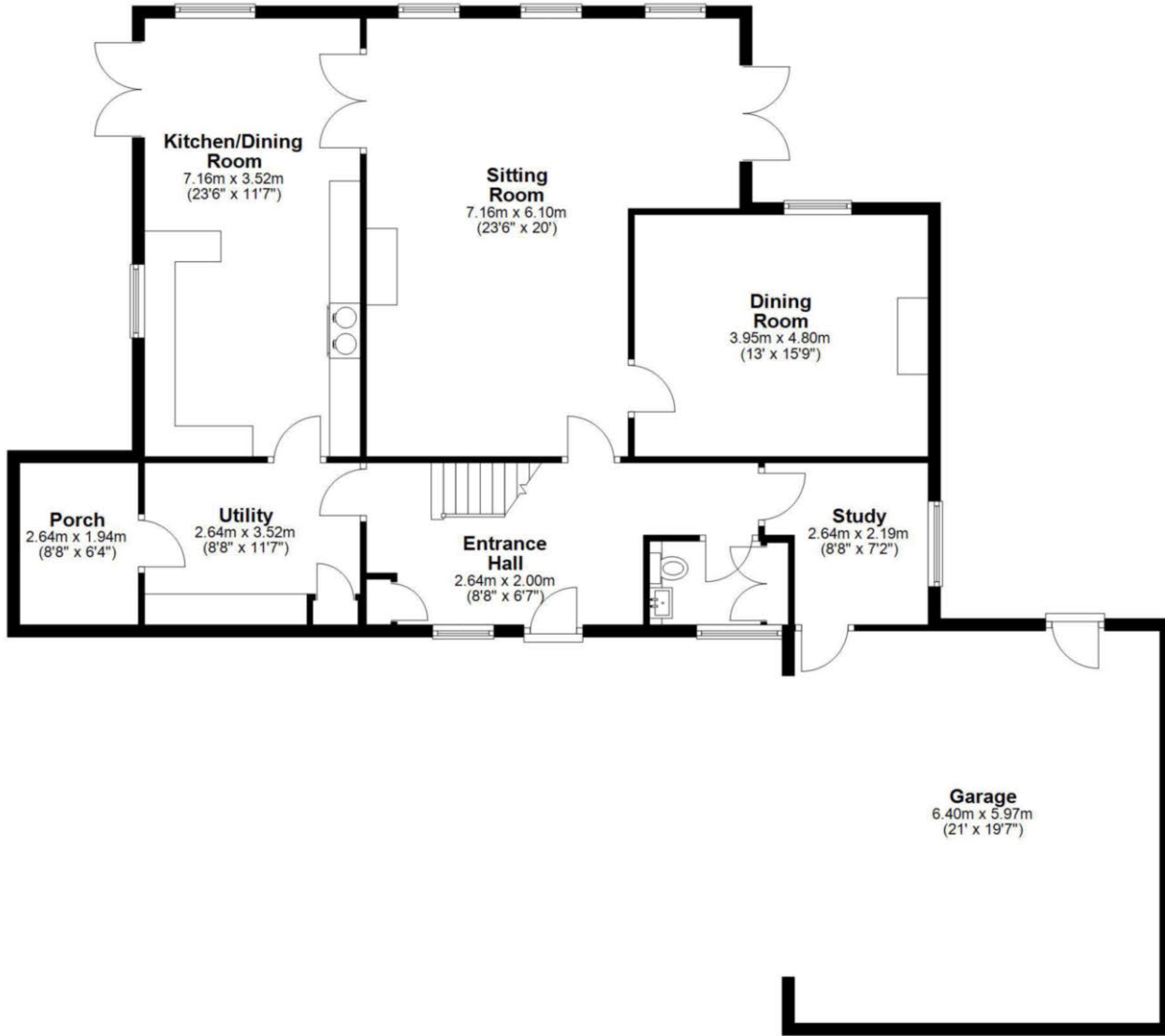
The accommodation benefits from uPVC double glazed windows and oil fired central heating and briefly comprises. Entrance Hall: Sitting Room inset fireplace, wooden surround and marble in lay and hearth, 3 windows to the front enjoying far reaching views. French Doors open to the side patio and Kitchen. Dining Room ornate inset cast iron fireplace with slate surround and mantel. Kitchen / Dining Room, a double aspect room with window to front and French Doors to the side opening onto the patio. Fitted Kitchen with wall and base units under granite effect worksurfaces, oil fired Aga. Utility Room: fitted base units and space for washing machine and tumble dryer. Entrance Porch / Boot Room. Study with door to the adjoining double garage. Cloakroom; w/c, vanity unit and wash handbasin and cloakroom cupboards.

On the First Floor: staircase rises to the spacious first floor landing, windows to the rear, walk in airing cupboard. Master Bedroom, a dual aspect room with windows to the side and front enjoying far reaching views. Fitted wardrobes, ensuite, bath, wash basin, bidet and w/c, heated towel rail. Three further double bedrooms. Family Shower Room: vanity unit wash hand basin, w/c and large low level walk in shower.



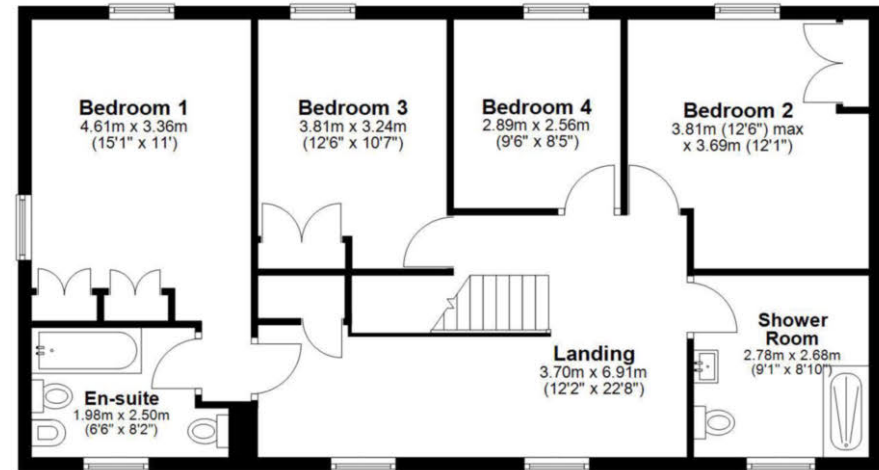
### Ground Floor

Approx. 160.7 sq. metres (1729.6 sq. feet)



### First Floor

Approx. 87.2 sq. metres (938.7 sq. feet)



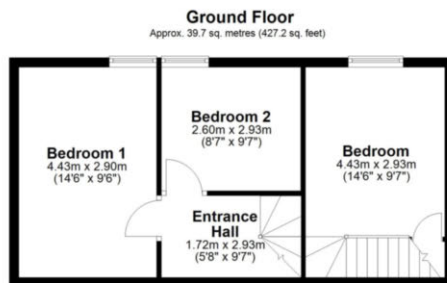
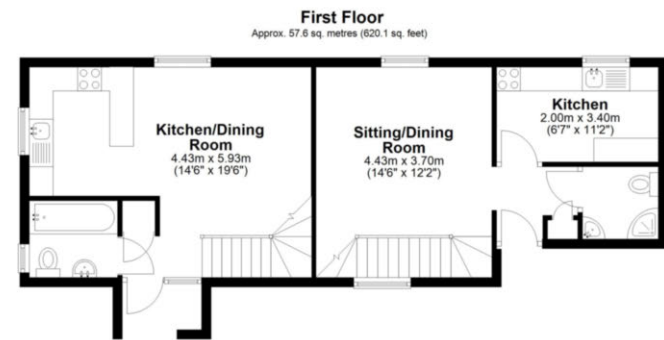
## Outside

Mount Pleasant is accessed from the quiet, little used road through a gated entrance, passing the barn, onto a tarmacked area leading to the front of the house and garage. At the front of the house is a large, stone paved terrace providing an ideal area for alfresco dining and entertaining whilst enjoying the panoramic far reaching views to Dartmoor. Steps lead to the lower terrace of lawns, well stocked flowerbed interspersed with mature shrubs, trees and mature specimen Copper Beech.

Double Garage: 6.45m x 5.92m (21'1" x 19'5")

Utility Building: 2.92m x 2.50m (9'6" x 8'2")

Storage and space and plumbing for washing machine and tumble dryer.



## The Barns

A pair of semi-detached barn conversions both with reverse accommodation.

Spry Barn is a 1 bedroom and Port Barn is 2 bedroom both benefiting from uPVC double glazing and electric heating.



## Yard & Building

Just along the road towards Sprytown, with a separate entrance, is a large yard area enclosed within Devon bank hedging, providing storage for machinery, trailers and lorries and a livestock / general purpose building with adjoining stables.

Cattle Handling Pennage and Race: 3.87m x 24m (12'8" x 78'8")

Collecting Yard: 11.25m x 5.00m (36'10" x 16'4")

Partially Covered Storage Area: 7.85m x 3m Max (25'9" x 9'10" Max)

Rainwater harvesting tanks.

General Purpose Storage / Livestock Building: 14.10m x 24.11m (46'3" x 79'1")

Timber frame portal construction. Mains water and light connected. Solar Panels.

Stable Block: 7.22m x 5.37m (23'8" x 17'7") Divided into:

Box 1: 3.46m x 3.54m (11'4" x 11'7")

Box 2: 3.47m x 3.45m (11'4" x 11'3")

Wash Down and Tack Area: 1.77m x 7.17m (5'9" x 23'6")



## Stable Yard

Stable Building: 13.50m x 7.02m(44'3" x 23'0")

Divided into:

Loosebox 1: 5.36m x 3.82m (17'7" x 12'6")

Loosebox 2: 5.36m x 4.95m (17'7" x 16'2")

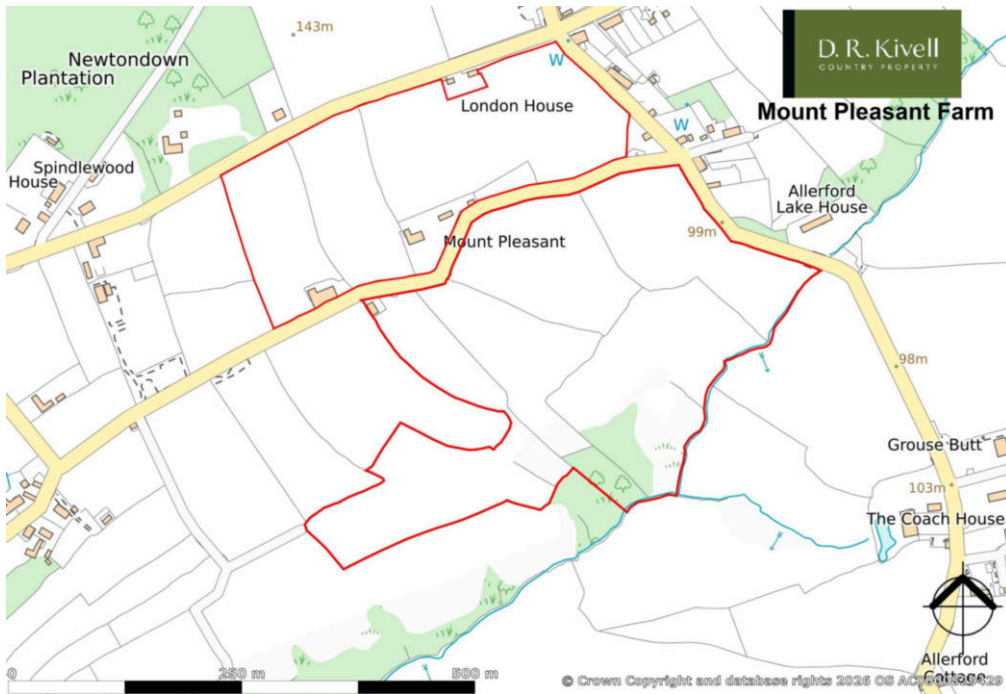
Tack Room and Feedstore: 7.10m x 4.65m (23'3" x 15'3")

At the front of the looseboxes is a roof overhang and concrete apron. Adjoining the stables is an enclosed yard with gates leading to the paddock. Mains water and electricity connected

## The Land

Extends to approximately 47 acres of mainly gently sloping productive grassland and a small area of recently established woodland all enclosed within treelined Devon bank hedging, post and wire fencing. A natural stream runs along the southern boundary.





#### Services & Information

Water – Mains

Drainage- House Septic tank. Barns Septic tank.

Electricity – Mains

Heating – House Oil Central Heating – Barns Electric Storage Heaters / Wall Heaters

Telephone & Broadband – BT Fibre Broadband and telephone checker.ofcom.org.uk/

Renewables – 14 Solar panels with a feed in tariff (FIT) are fitted to the general-purpose building roof

Mobile Availability – checker.ofcom.org.uk

Council Tax Currently – House Council Tax Band F, Spry Barn Band A and Port Barn Band B

EPC – House D64 – Port Barn D66 – Spry Barn D62

Construction – House stone with cavity wall extensions

Barns Stone

#### Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

#### Tenure

The property is offered for sale freehold.

#### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

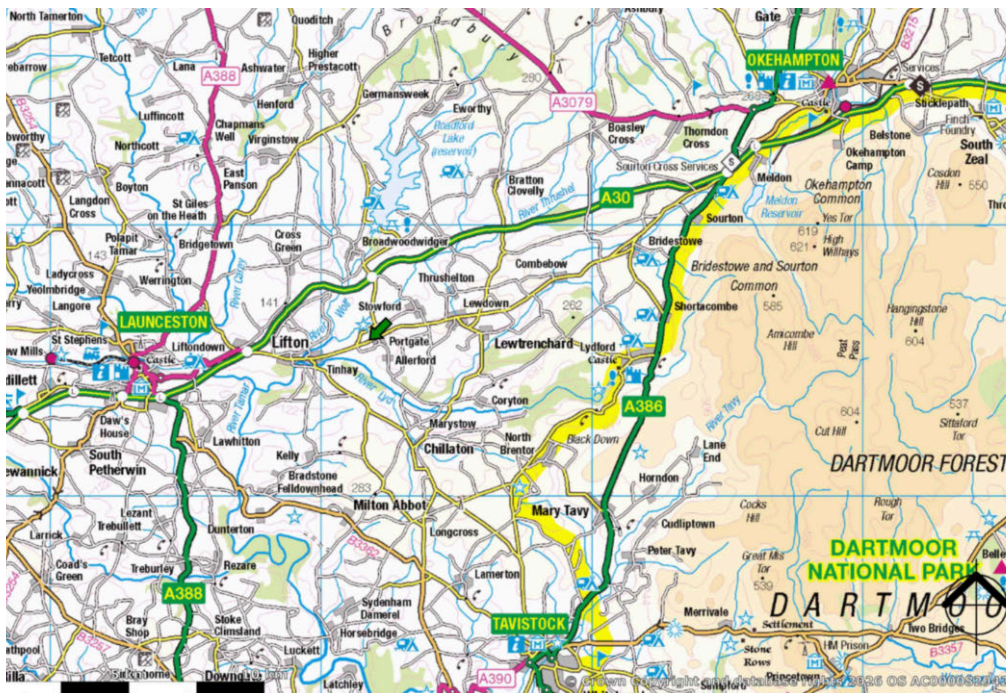
#### Directions

From the A30 take the slip road signed to Broadwoodwidge and turn left to Lifton. After 2 miles at the junction turn left to Lewdown and after ½ mile turn right to Dipperdown. After 0.1 mile turn right and proceed for 0.1 mile and the entrance to Mount Pleasant Farm will be found on the right.

What3words Location Finder - riot.snitch.liberated

#### Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



DRK

Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock Devon, PL19 0NW  
121 Park Lane, Mayfair. London, W1K 7AG

