

Galmington Farm

Shebbear, Beaworthy, EX21 5JR

Available As A Whole
Or Separate Lots

Offers Over

£1,850,000



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Galmington Farm, Farmhouse, 2 x Cottages, Range of Barns - Available In Lots

Galmington Farm Shebbear, Beaworthy, EX21 5RJ



Galmington Farm represents a rare opportunity to acquire a versatile rural holding on the outskirts of Shebbear, combining a substantial period farmhouse and self-contained annex with two residential cottages, traditional and modern farm buildings, valuable residential planning consents and attractive gardens, grounds and land of c. 6.11 acres (2.47ha).

The entire holding is offered at Offers in Excess of £1,850,000, with alternative lotting options available. With/without barns for development.

Approached along a quiet country lane and surrounded by rolling North Devon countryside, the property enjoys an attractive degree of privacy while remaining conveniently placed for Shebbear village.

The farmhouse, cottages and outbuildings sit within established grounds with mature trees, orchard planting, lawns and attractive rural views.

The principal farmhouse is a charming detached period home offering spacious and adaptable family accommodation.

The ground floor includes two generous reception rooms, both with wood-burning stoves, together with a contemporary farmhouse-style kitchen featuring painted cabinetry, timber work surfaces and a central island.

Upstairs are three double bedrooms. The generous principal bedroom has a dressing room (that could be a bedroom if required), together with an en suite shower room. Bedroom two also benefits from an en suite, with a separate family bathroom serving the remaining accommodation.

Adjoining the farmhouse is a substantial two-bedroom annex, providing excellent independent accommodation. Kitchen, sitting room, external access, two bedrooms and two bathrooms, making it particularly suitable for multi-generational living, letting or visiting family.

The farmhouse is surrounded by mature gardens with broad level lawns, orchard trees and established planting. A private drive provides ample parking and turning space, while a separate gym accessed from the courtyard provides a useful additional leisure space.

Two fully converted cottages also form part of the holding and are currently occupied under AST's, providing an established rental income.

A courtyard of traditional stone barns offers significant further potential, with RARE residential planning consent previously granted for conversion into one holiday unit and six residential units, with separate access, gardens and parking. Planning references supplied are 1/2095/2004/COU and 1/0008/2013/FUL.

In addition, a substantial modern agricultural building benefits from full planning permission for conversion into two large four-bedroom homes, each with a segregated private garden and the option of hardstanding, creating two attractive development or self-build opportunities.

Galmington Farm lies just outside the popular village of Shebbear, with its active community, village green, public house and well-regarded Shebbear College. The surrounding countryside provides excellent opportunities for walking, cycling and riding, with Dartmoor and the North Devon coastline also within reach.

The property is offered with considerable flexibility. An accompanying OS Map identifies the location and extent of each lot and should be referred to alongside these particulars, for identification purposes only.

Further information regarding the lots, AST tenancies, planning permissions and approved plans is available from Phillips Smith & Dunn.

The property benefits from mains electricity and water, private drainage and oil-fired central heating to the principal accommodation. Galmington Farm is Freehold and the farmhouse is understood to be Council Tax Band F.





Lots Available

Lot 1 – The Entire Holding – Offers in Excess of £1,850,000

The complete holding including the farmhouse, two-bedroom annex, gardens and grounds, two tenanted cottages, traditional stone barns with residential planning consent and the modern agricultural building with permission for two four-bedroom homes.

Lot 2 – Farmhouse, Barns and Cottages – Offers in Excess of £1,600,000

The farmhouse and annex, gardens and grounds, two converted and tenanted cottages and traditional stone barns with residential planning consent, combining a substantial home with rental income and development potential.

Lot 3 – Farmhouse, Barns and Land – Offers in Excess of £1,100,000

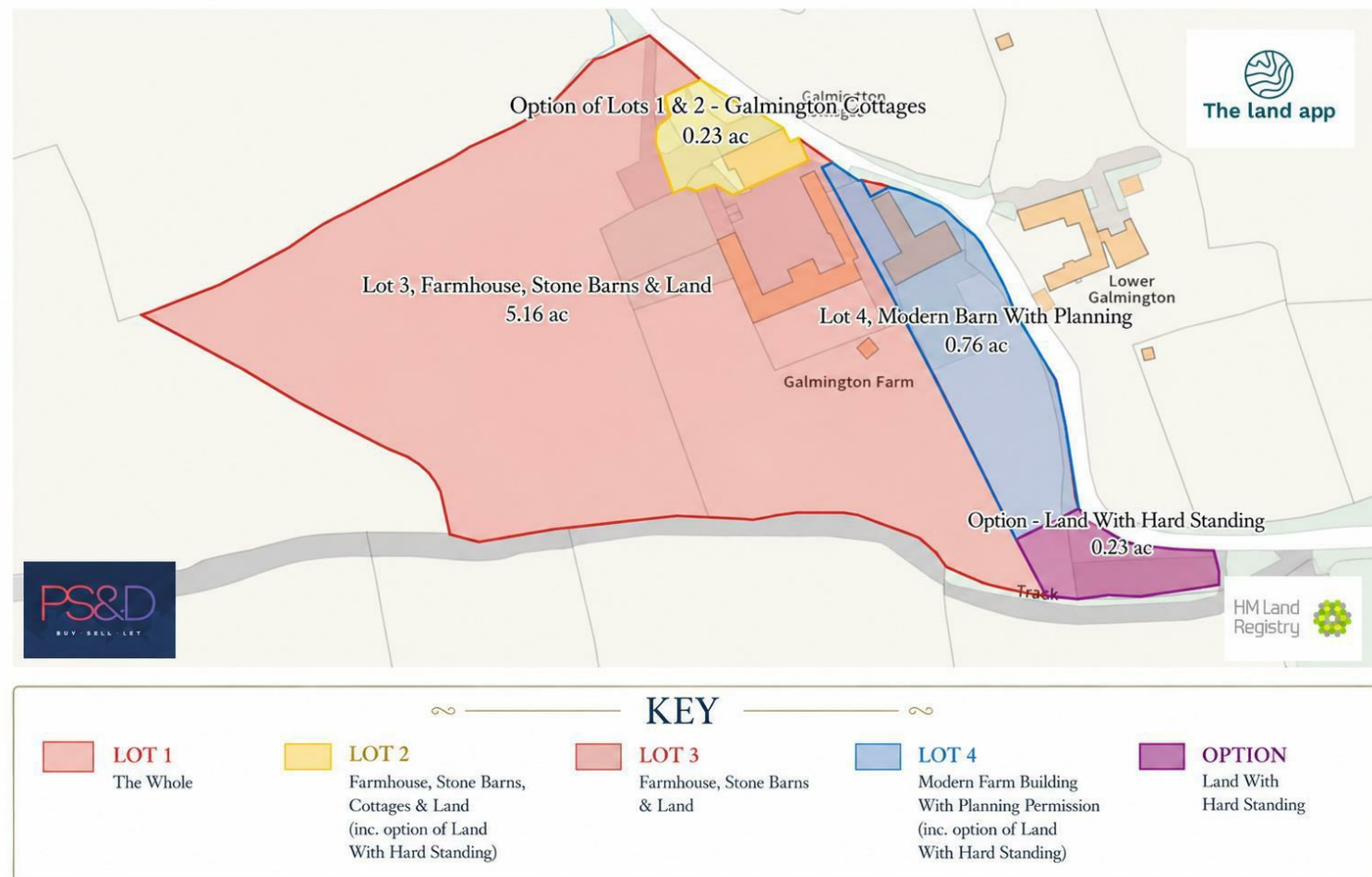
The farmhouse and annex, gardens, associated land and traditional stone barns with residential planning consent, providing an attractive country home with outbuildings and development potential.

Lot 4 – Modern Farm Building With Planning – £150,000 each or £275,000 for both

The modern agricultural building with full planning permission for two substantial four-bedroom residential conversions, each with its own garden and option of hardstanding. Available individually as self-build plots at £150,000 each, or £275,000 for both.

DIRECTIONS

For directions, the postcode is EX21 5RJ and What3words is ///easily.holds.circles.



VIEWING

**By appointment through
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or,
outside of usual office hours
contact Edward on
07772363674**

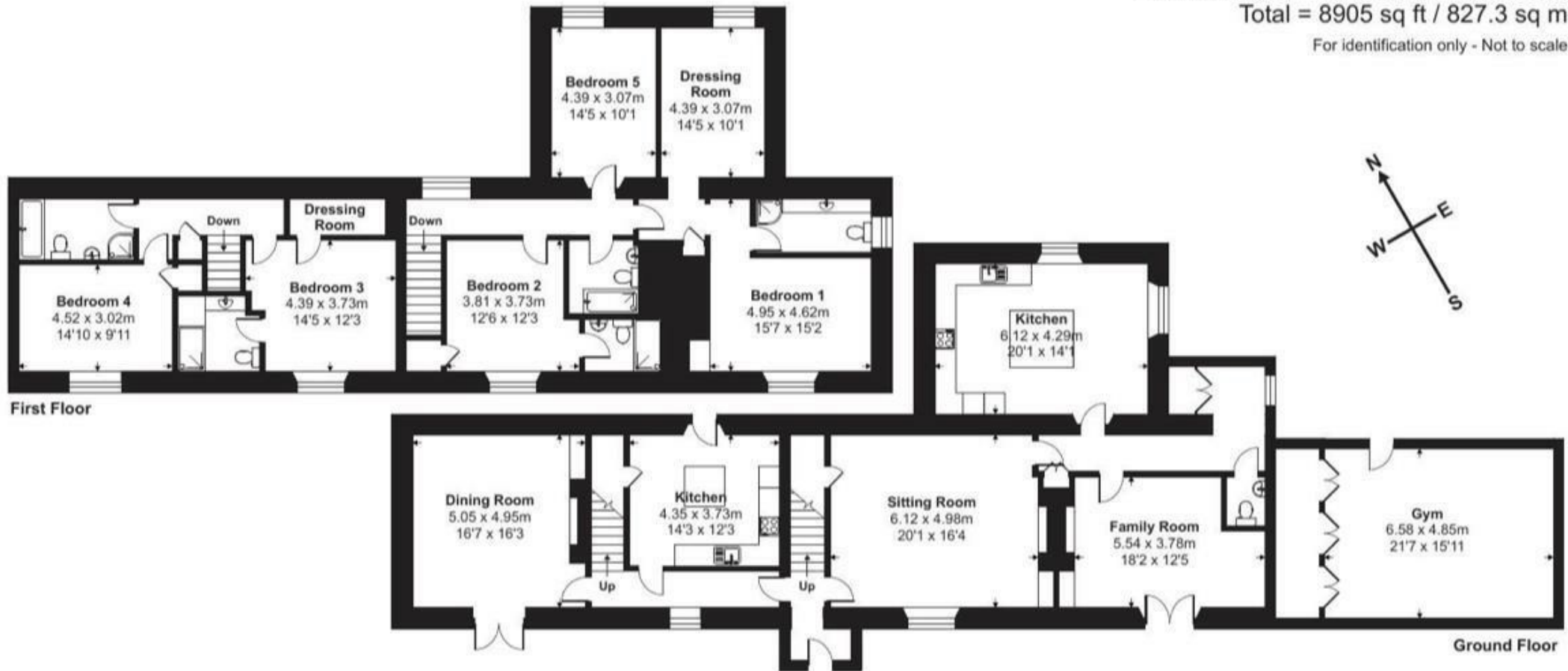


Approximate Area = 3856 sq ft / 358.2 sq m

Outbuilding(s) = 5049 sq ft / 469.1 sq m

Total = 8905 sq ft / 827.3 sq m

For identification only - Not to scale



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