



Lower Tideford Farm

Nr Dartmouth, Devon, TQ9 7HH

Large House and Letting Barns with Land near Dartmouth

- Country house with income
- Private location, yet close to amenities.
- 5- bedroom Farmhouse
- 5 attractive full equipped letting barns in courtyard setting
- Approx. 17.96 acres
- Agricultural Barn with full residential planning approved for 2 houses
- Further outbuildings with development potential (STPP)
- Nature valley with pond and stream

A secluded home set in the middle of its own land with countryside views, a courtyard of letting barns and productive pasture land interspersed with pockets of woodland and pond.

Lower Tideford Farm is a lovely south facing family house set in the stunning rolling hills of the South Hams countryside with established income and further income potential.

A private access lane leads down a long drive to the former farmstead which includes; a south-facing main house, a range of stone letting barns, a modern livestock building with planning permission (class Q) granted for conversion into 2 full residential properties, further agricultural buildings for conversion (STPP) and 17.96 acres.

The entrance to the main house is approached through an entrance porch opening into a very impressive and grand room that is currently used as a dining room with a Nestor Martin stove to one end and a more formal sitting room at the other. Off this is a study with door to the garden and a large reception room with feature fireplace.

Offers in excess of £2,000,000



The large family-sized kitchen/diner has fully-fitted integrated appliances, a range cooker and tiled flooring. Adjoining this and with access to the outside parking area is a large utility/boot room with washing machine and chest freezer leading to a cloakroom /WC with housing for the oil-fired boiler.

The stairs take you via a galleried landing to 5 bedrooms and 2 bathrooms all with lovely views over the countryside. The master bedroom has a vaulted ceiling and the bathroom is en-suite. The fifth bedroom is currently being used as a dressing room for the master bedroom.

The current owners have fully renovated and upgraded the house and it is beautifully presented throughout, light and airy with tall ceilings and well- proportioned rooms.

Outside

There is a double detached garage and ample hard standing parking by the back door which is approached via attractive stone pillars and giving privacy from the barns. The private sunny paved terrace to the front of the house is enclosed by a stone wall and is perfect for outside entertaining. There are large sunny gardens to the rear and side of the house laid mainly to lawn with some mature trees, established shrubs and flower beds.

Stone Letting Barns

The Dartmouth – 3 bedrooms - EPC D

The Salcombe – 2 bedrooms - EPC D

The Cornworthy – 2 bedrooms - EPC D

The Dittisham – 2 bedrooms - EPC D

The Tuckenhay – 1 bedroom - EPC D

Positioned in front and below the main house in a secluded setting is a courtyard of 5 lovely traditional stone barns all with full residential status. Restored by the current owners to a high standard the interiors reflect that rustic feel very much in keeping with the character and age of the barns. They all have masses of exposed wooden beams, vaulted ceilings, ample parking and a private courtyard for guests.



Agricultural Barns

Former Milking Parlour

The former milking parlour has been converted to provide a laundry/utility room which serves the guests of the barns at one end, and the other is a large storage area.

Modern Timber Barn

In addition, there is a substantial timber frame barn with steel roof, which has class Q planning permission for conversion for change of use to form two, 3-bedroom houses. There is the option of creating a separate driveway from the main road.



Derelict former farmhouse

Beyond the Barns in a private location is a historic derelict former farmhouse. Subject to obtaining the relevant consents it may be possible to develop this.

Land

The land extends to approx. 17.96 acres and consists mainly of productive and well-drained pasture. All the fields are fenced with access to water. There is a delightful conservation area, which runs down to a pond and on through a valley with a small stream. Further land available by separate negotiation.



Situation

Lower Tideford Farm is situated in a beautiful and unspoilt area of popular South Hams tucked in a valley close to the small rural village of Cornworthy and only a few miles from Dartmouth on the coast and Totnes with its eclectic mix of shops and restaurants, to the north. The surrounding stunning and versatile countryside offer fabulous walks by the nearby River Dart and Dartmoor, excellent beaches such as Blackpool Sands and historic villages and towns. The A38 dual carriageway is about 10 miles away which provides easy access to the M5 motorway network at Exeter. From Totnes there is a direct train to London Paddington.



Services

Mains electricity, mains water. Private drainage; septic tank for main house and treatment works for the barns.

Outgoings

Main house Council Tax Band F.

Tenure

Freehold

Directions

From the A38 take the turning A384 to Totnes. After approx. 5 miles take the A381 signed to Dartmouth and Kingsbridge. Take the right hand turning signed Cornworthy, Dittisham and Bow Creek. Follow this road for approx. 3 miles. Follow the signs to Tuckenhay. Turn right signed Tideford and Dartmouth. Bear right and continue past a cottage on your right. Lower Tideford Farm can be found on your left.

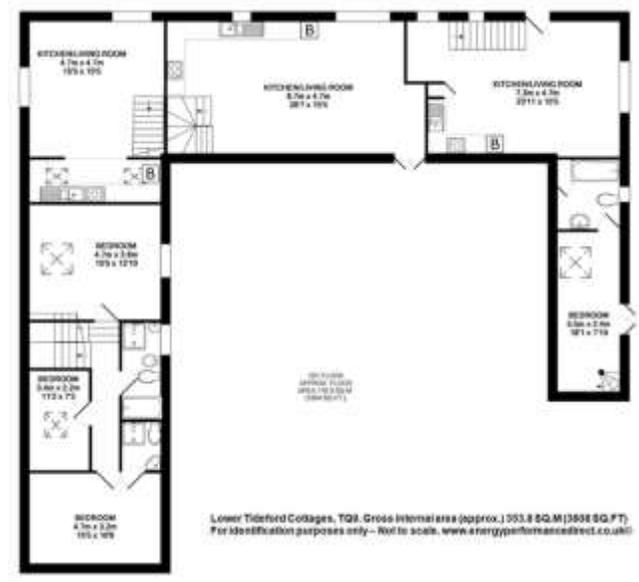


Viewings By Appointment

01803 505115

info@chartsedge.co.uk

www.chartsedge.co.uk



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