



STAGS

Higher Torr Farm





Higher Torr Farm

East Allington, Totnes, Devon TQ9 7QH

East Allington 2 miles • Kingsbridge 4 miles • Salcombe 10 miles • Totnes 10 miles

Charming period farmhouse in a central South Hams location with four high quality holiday cottages

- Heart of the South Hams
- Period 4 bedroom farmhouse (not Listed)
- Established holiday letting business (10yrs +)
- 4 high quality holiday cottages
- Approx 6 acre field
- Play barn and field
- Outbuildings with potential (stp)

In all about 8.3 acres

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21 Southernhay West
Exeter
Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

Stags
1 The Promenade
Kingsbridge
Devon TQ7 1JD
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Email: kingsbridge@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
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Maple Barn & Hawthorn Barn



Hazel Barn



stags.co.uk



Farmhouse



Farmhouse



Farmhouse

Description

At the end of a no through road, Higher Torr Farm is peacefully located in a rural setting in the heart of the South Hams with far reaching rural views towards south Dartmoor. Surrounded by its own land the property includes a period stone farmhouse and a range of converted stone barns providing high quality holiday letting accommodation.

Location

The South Hams is a sought after area for both residents and visitors with its beautiful countryside with lush farmland and wooded river valleys, charming estuaries and dramatic coastline with sandy beaches. On its northernmost boundary is Dartmoor National Park which has many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

Higher Torr Farm is just 2 miles from the village of East Allington with a church, primary school, village hall, public house and recreation ground. The ancient market town of Kingsbridge (4 miles) has a wide range of shops, cafes, restaurants and pubs. Salcombe (10 miles) is Devon's most southernmost town and has a beautiful harbour, unspoilt estuary with lovely sandy beaches and an excellent range of fine

shops, restaurants and inns. Totnes (10 miles) is a bustling market town full of colour and character with a range of independent shops and galleries together with riverside walks and ferry trips along the River Dart.

In addition to these charming towns, visitors also come to try some of the 30 beaches in the South Hams including Bigbury on Sea, Bantham, Thurlestone, Hope Cove, Salcombe and Blackpool Sands. The hidden paradise of subtropical gardens and quirky collections at the National Trust property Overbecks. History at Dartmouth Castle, Totnes Castle and Berry Pomeroy Castle. Outdoor activities including sailing, surfing, cycling and of course walking the South West Coast Path. Many villages and towns have food festivals, music festivals, carnival and regatta weeks welcoming visitors and residents alike.

The Farmhouse

Set to one side of the cottages, the farmhouse has an established garden to the front with steps down to the stone built porch. A separate track leads to private parking at the rear. This period family home is not Listed and benefits from thick stone walls and high ceilings. For further information please see the floor plan but in brief it comprises:

Entrance hall with doors off to **kitchen/dining room** – with two window seats to front, double glazing, Oil fired Aga, built in storage. Door to **Larder** with windows to rear overlooking the newly laid patio which benefits from the evening sun. **Living room** with half panelled walls, two window seats to the front, built in storage cupboard and shelves, large wood burner. A substantial wooden door leads to the **rear hallway** and garden. Door off to **storage room**, two steps down to a hallway with doors to the garden, **WC and utility room** off. **Office** with window overlooking the garden and side door to outside.

Curving stairs lead to the first floor. All the bedrooms have windows overlooking the front garden and benefit from high ceilings and beams. **Bedroom 1** with ensuite bathroom room and built in linen cupboard housing hot water tank. **Bedroom 2** with ensuite shower room and built in wardrobes. **Bedroom 3** with built-in wardrobes and shelving. **Bedroom 4** is a single room with adjacent **shower room with WC**. From the landing stairs lead up to the **attic room**, previously used as a play area, and the loft.

To the rear and side of the farmhouse are further areas of garden along with a patio and two stone former farm buildings which have the potential to be adapted to another use subject to gaining the relevant consents.



Hazel Barn

The Cottages

Over 10 years ago a number of redundant Victorian stone farm barns were converted into 4 holiday cottages. They provide well thought out accommodation presented to a very high standard and generate good levels of repeat business. Each cottage has an area of outside seating and space to park their car. Guests can use the games facilities in the barn and the playing field. The current owners use an agent - Helpful Holidays to promote their cottages via their website www.helpfulholidays.com and further information on the cottages can be found there. In brief the cottages comprise:

Blackthorn Barn (sleeps 6): Open plan kitchen/living room, ground floor bedroom with wet room off. Two ensuite bedrooms on the first floor. This cottage is wheelchair accessible.

Maple Barn (sleeps 4): An upside down cottage with vaulted open plan kitchen/living room/dining room on the ground floor and an ensuite double bedroom, further bedroom and family bathroom on the basement floor.

Hawthorn Barn (sleeps 6): Open plan kitchen/dining room/living room, bedroom with ensuite on the ground floor. Ensuite double bedroom, twin bedroom and family bathroom on the basement floor.

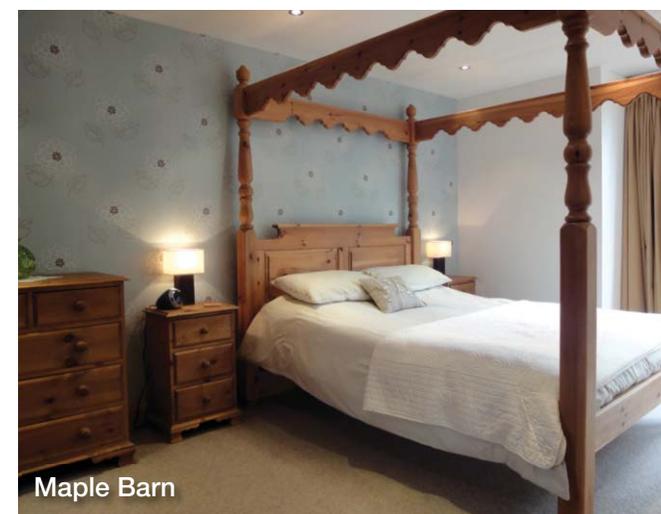
Hazel Barn (sleeps 4): A stunning upside down holiday cottage. Open plan living room/kitchen/dining room with vaulted ceiling on the first floor. Double bedroom with ensuite bathroom, twin bedroom and family bathroom on the ground floor.



Blackthorn Barn



Hawthorn



Maple Barn

Land

In addition to the farmhouse gardens there is a large (approx. 6 acres) field to the south and west of the property. Please refer to the plan for details. In all the property amounts to about 8.3 acres.

Outbuildings

The property benefits from a number of outbuildings including **two stone, former farm buildings** to the rear of the farmhouse, **two substantial open fronted, agricultural buildings** to the east of the site and a **modern, open fronted timber agricultural building** housing a play area and storage. A new owner may wish to explore the potential to convert these to alternative uses.

Services

Mains water, mains electricity and private drainage. Oil fired Aga to farmhouse, supplemented with wood burning stove in living room and night storage. Oil fired central heating to the cottages.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE
Tel: 01803 861234,
Email: customer.services@southhams.gov.uk
www.southhams.gov.uk

Outgoings

Farmhouse: Council Tax Band G

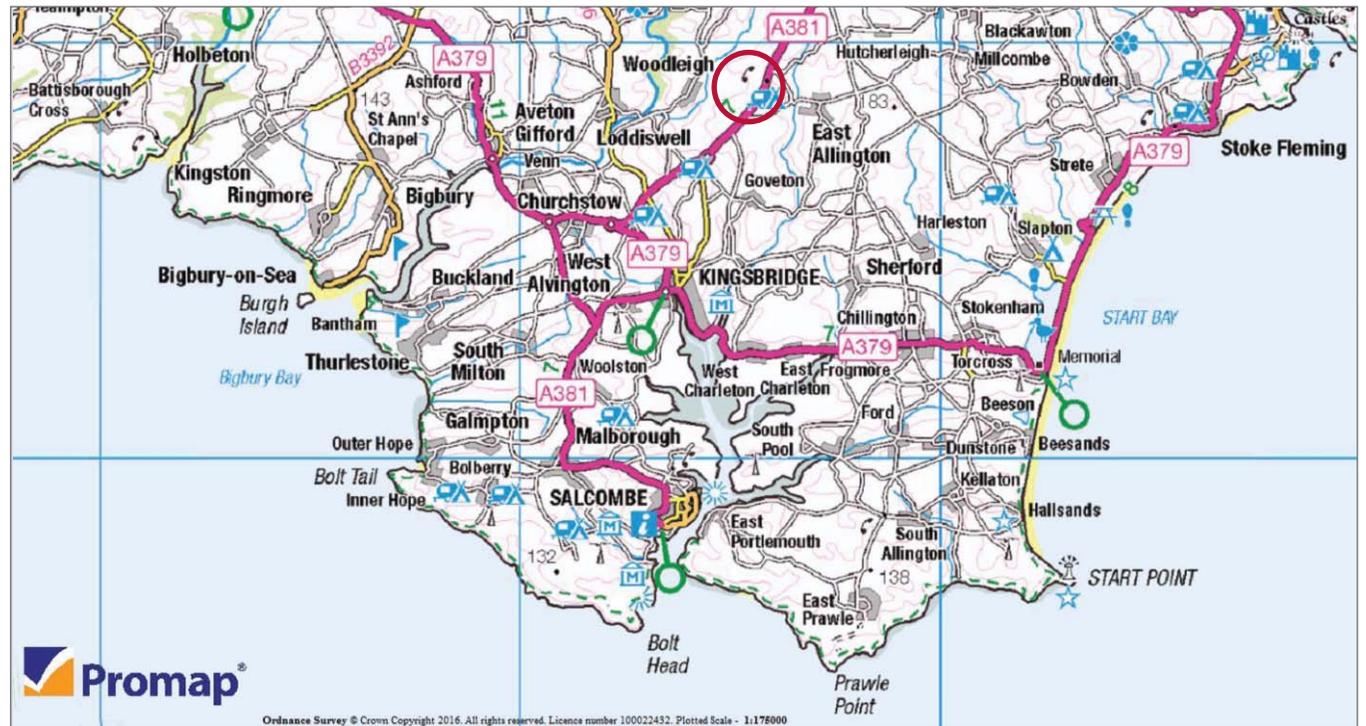
Directions

Please use these directions as SatNav is unlikely to direct you to the right property

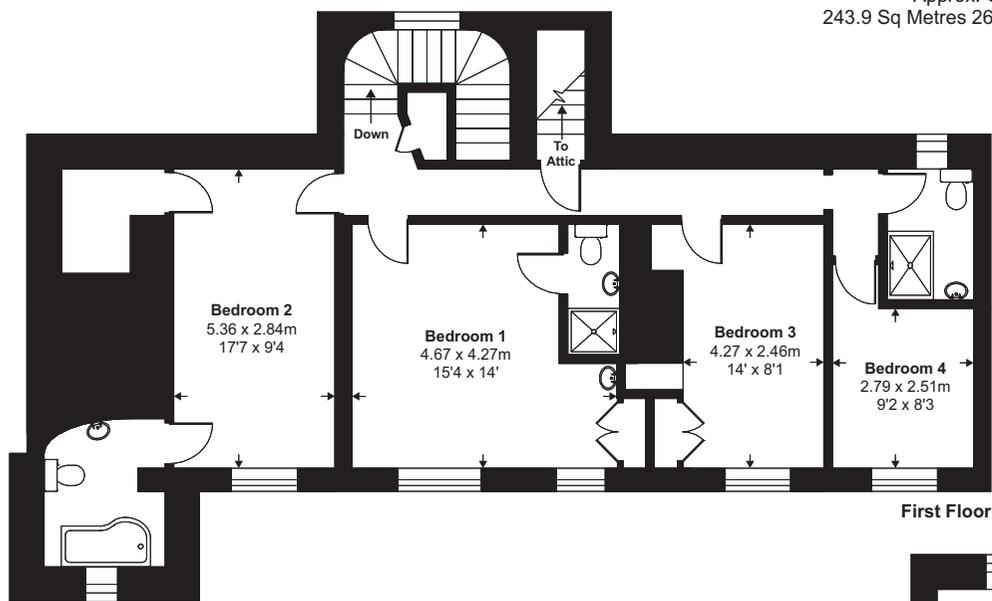
From Totnes take the A381 signposted to Kingsbridge. Drive for about 10 miles passing through the villages of Harbertonford and Halwell. After passing Mounts Farm Touring Park on your left hand side take the next right hand turn signposted Higher Torr. This is a no through road. Continue along this road and take the first left hand turn to Higher Torr.

Viewing strictly by appointment through Stags Holiday Complexes Department on 01392 680058.

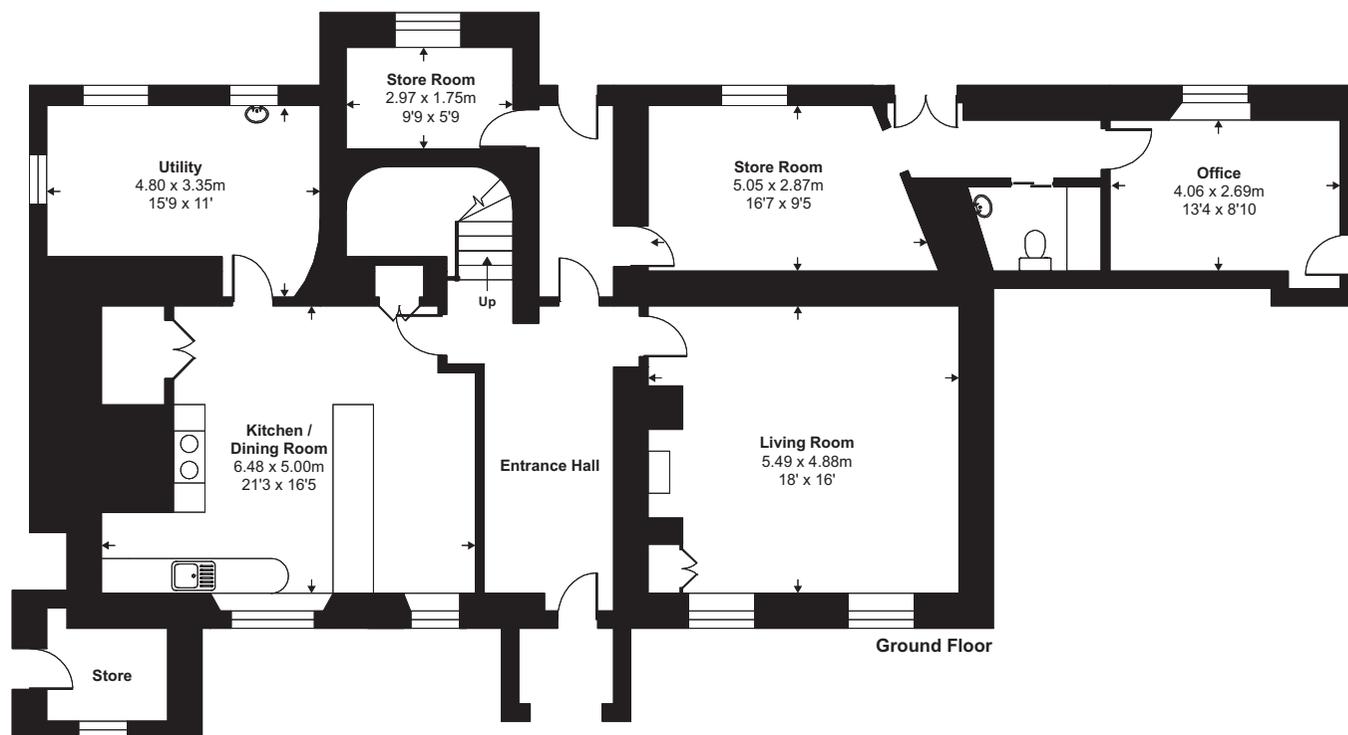
These particulars are a guide only and should not be relied upon for any reason.



Approx. Gross Internal Floor Area
243.9 Sq Metres 2626 Sq Ft (Excludes External Store)



First Floor



Ground Floor

