Farleigh Meadow, Farleigh, Moreleigh, Devon, TQ9 7JW

An American barn with 10 stables, set in approx. 9 acres of gently sloping pasture land.

Moreleigh 1 mile Totnes 6 miles

• Private water supply • Idyllic equestrian facilities • Stunning views across the surrounding countryside • Direct road access • 120 x 60 Sand School American barn (90’ x 30’) • 10 stables •

Guide price £175,000

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SITUATION
Farleigh Meadows lies about 1 mile from the village of Moreleigh and is well placed for riding with a good network of green lanes and bridle path a short distance away.

Totnes lies approx. 6 miles away and offers a wide range of educational and recreational pursuits including an indoor swimming pool as well as boating opportunities on the River Dart. There is a main line rail station at Totnes with services to London Paddington.

DESCRIPTION
Set in approximately 8.5 acres with an American barn with stabling for 9 horses, together with large storage area for tack, hay and feed. Sand School measuring approx. 120’ x 60’ on a level base with fence and screen with palm trees and outstanding views across the surrounding countryside.

Note: The American barn has a minimum head height of 14’ which is constructed from timber and steel sheet roof. The barn also has vehicular access doors and a 10’ feed passage between the stables.

Adjacent to the barn is a spacious dog run and small amenity area incorporating raised garden beds and fruit trees. It is well maintained and in good order. The majority of the boundaries have mature Devon bank hedgerows, all with sheep fencing and in good order.

SERVICES
The land benefits from a natural water supply but there are also two main water points available for connection. The barn benefits from natural water selection supply and electric installation which is powered by a free standing generator.

PLANNING
The current owner has made an application for planning permission to erect an equine workers’ dwelling at the property.

The application was not successful, however the principle was supported had the current owners chosen a business structure, not encouraging increased traffic. And therefore planning potential for business uses such as a stud or mainstream farm business. STPP South Hams District Council Planning ref; 17/1334/14/F

TENURE
The land is offered freehold with vacant possession available upon completion.
WAYLEAVES AND EASEMENTS
There are no public rights of way effecting the property.

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS
From Totnes, take the A381 southbound to Halwell. Take the right hand turn at the end of the village, signed Moreleigh. On entering Moreleigh village, take the 2nd right turn signed Diptford. Continue up the hill, along the lane, passing through Moreleigh Cross.

Take the 1st left hand turn and Farleigh Meadow is located approximately 0.2 miles down this lane on the right hand side.