



Lower Portington Farm



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Lane End, Lamerton, Devon, PL19 8QY

Tavistock 5.5 miles Launceston 11 miles Exeter 42 miles

Quietly located period farmhouse and buildings for refurbishment, set in 0.668 acres.

- 3-Bedroom Farmhouse
- Rural Position
- Additional Land and Woodland Available
- Range of Outbuildings
- Huge Potential
- Easy Access to Tavistock

Guide price £325,000

SITUATION

This peacefully located farmhouse is positioned towards the end of a no-through road, in a quiet country backlane a few miles from the River Tamar, in the West Devon countryside. The settlement is, in fact, identified as Lane End. The villages of Sydenham Damerel and Lamerton are 1.3 and 2.2 miles away respectively, whilst the town of Tavistock is within 6 miles to the southeast. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century.

Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The cathedral city of Exeter lies some 35 miles to the east, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

OS Landranger Map 191: SX 422 764.
For detailed directions please contact the office.

DESCRIPTION

Available for the first time in over 60 years, this detached farmhouse represents a wonderful opportunity for the quiet life.



Currently needing refurbishment, the house has three bedrooms and two receptions at present, though opportunities to extend or remodel the accommodation may exist, subject to planning. Wrapping around the house are gardens and grounds of 0.668 acres in all, amongst which are various outbuildings. Further land is available by separate negotiation.

ACCOMMODATION

The accommodation, shown on our floorplan, is accessed through an entrance porch into the sitting room. The dual-aspect sitting room features a stone fireplace and stairs rising to the first floor. A day room lies beyond the sitting room, which in turn leads to the kitchen and a rear porch/garden room. At first floor level are three bedrooms and a shower room.

OUTSIDE

Externally, the house sits within immediate gardens and ground of approximately 0.66 acres, including various outbuildings.

OUTBUILDINGS

Immediately outside of the farmhouse are a 2-storey stone barn, adjoining shippen and vaulted machinery shed. A concrete hard standing leads to a block-built carport and a track leads from here to a further area to the southwest of the house, where there are several stores and former stables.

ADDITIONAL LAND

Additional land amounting to 15.3 acres can be found to the southwest of the house, which is mainly level or gently sloping and suitable for grazing or mowing. To the east and southeast of the house are two separate paddocks totalling 2.63 acres. Further south is Portontown Woods, amounting to 14.16 acres.

WAYLEAVES, RIGHT OF WAY ETC.

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. No public footpaths or bridleways cross the farm.

SERVICES

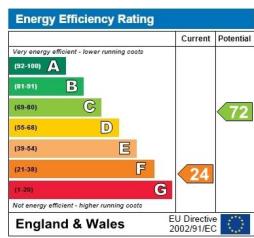
Mains electricity and water are connected. Oil-fired central heating. Private drainage.

AGENT'S NOTE - GRAZING AGREEMENT

There is currently a grazing agreement in place over the additional land until the end of October 2019.

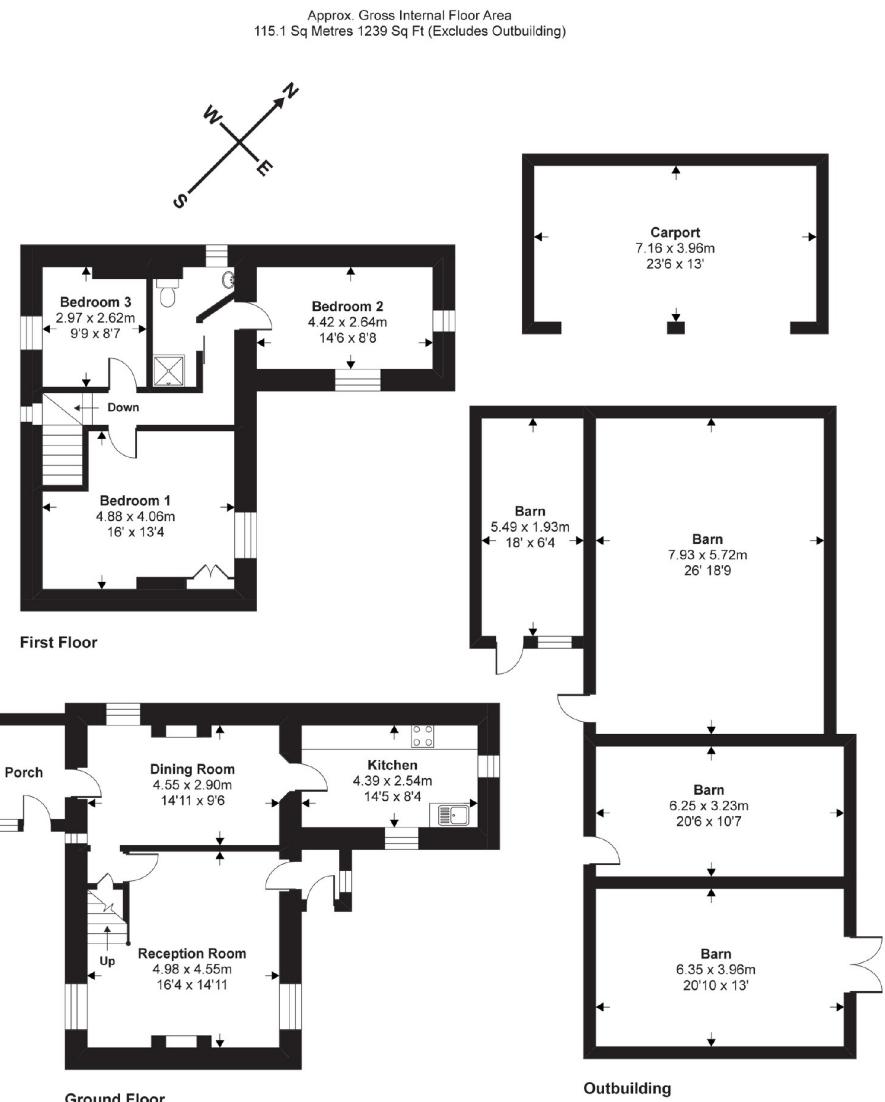


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