

WILLESLEY FARM

MILTON ABBOT • TAVISTOCK • DEVON





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MILTON ABBOT • TAVISTOCK • DEVON • PL19 0QB

Tavistock 6 miles • Plymouth 21 miles • Exeter/M5 about 40 miles
(Distances and times approximate)

A delightful country house surrounded by its own land in a beautiful and private setting

ACCOMMODATION

Willesley Farmhouse

Entrance hall • Drawing room • Sitting room • Dining room • Large family kitchen and sitting room • Boot room

Master bedroom with en-suite shower room and en-suite bathroom/dressing room

Guest bedroom with en-suite shower room • Three further bedrooms • Family bathroom • Shower room

Willesley Cottage

Sitting room • Kitchen • Utility room • Three bedrooms and a bathroom • Large garage

Gardens and Grounds

A superb range of stone model farm buildings arranged around a central courtyard extending to approximately 6,250 sq ft.

Office • Wine store • Party barn • Store rooms

A range of modern cattle yards and buildings and feed storage extending to approximately 11,000 sq ft.

Tennis court

Well laid out attractive gardens with mature trees and a small lake

Pasture and Woodland

About 48.08 acres

LOT 2

Extensive pasture with a number of established and young woodland

About 91.92 acres

In all about 140 acres

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Situation

Willesley Farm occupies a delightful and tranquil setting amidst unspoilt countryside about 6 miles north of the market town of Tavistock and about 7 miles south of the A30 trunk road. Plymouth is approximately 21 miles to the south and Exeter about 40 miles to the east via the A30.

- Excellent daily facilities are available in nearby Tavistock 6 miles away with more extensive cultural, educational, recreational and shopping facilities being found in Exeter and Plymouth. There is also a very good farm shop in Lifton, 6 miles away.
- The communications by road and rail are excellent with the A30 dual carriageway providing rapid access to the M5 motorway at Exeter.
- Whilst there are mainline train stations at Plymouth and Exeter, with regular services to London Paddington (Exeter to London Paddington in approximately 2 hours) there is also a very speedy service from Tiverton Parkway Station to London in about 2 hours as well.
- The district and area is well known for its sporting facilities, including fishing on the River Tamar and Lyd with golf at Tavistock, Yelverton, and St Mellion.
- The Dartmoor National Park is very close by and there are an excellent range of country pursuits, to include extensive walking and riding available in the area.
- There is also a good range of schools in the area, including Mount Kelly Prep School and Kelly College at Tavistock.





Willesley Farm

Whilst not Listed, Willesley dates from the mid-19th century and was originally a traditional farm developed as part of the Duke of Bedford's Tavistock Estate. The attractive stone farmhouse has been renovated to a very high standard by the current owners and combined with its adjoining range of superb stone barns, is an outstanding residential farm.

The house and buildings sit centrally within the land and the house enjoys lovely views over its immediate gardens and grounds, the lake below the house and the rolling open countryside surrounding it.

The house has been extensively renovated to a very high standard and the accommodation is well laid out and in excellent order throughout. It really is a delightful house in a great location.

The arrangement and measurements of the accommodation can be seen in the floor plans within the brochure, but of particular note are:

- The magnificent kitchen with its double height ceiling with exposed roof trusses and a large open-fire, central island and hand built units with dark black granite work surfaces.
- The majority of the downstairs rooms have doors opening to the terrace in the front of the house and the gardens beyond, allowing easy access in the summer months to a lovely setting for outdoor entertaining.
- There is a very attractive drawing room at the western end of

the property and the sitting room is excellent and cosy with a large open fire.

- The magnificent master bedroom suite comprises a large bedroom with en-suite bathroom and dressing room and separate en-suite shower room.
- Each of the remaining bedrooms are light and bright with views over the gardens and grounds to the south of the house.

Gardens and Grounds

The exquisitely restored traditional yard, encompassed by a range of stone and slate barns forms an impressive entrance to the house. The extensive cobbled areas provide parking space with low stone walls, with climbing roses contrasting against the stone wall.

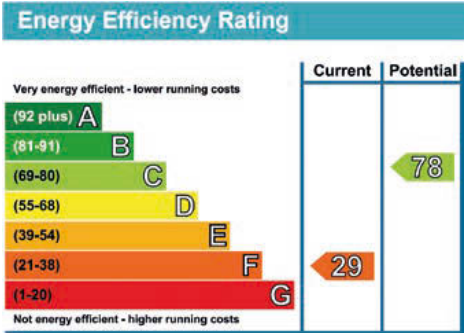
On the south side of the house are the magnificent gardens and grounds with informal and formal areas arranged around the attractive lake, which is fed from a natural spring. This is flanked by borders with shrubs and ornamental grasses and there is a lovely terrace directly in front of the house, ideal for outdoor entertaining. The entire house and gardens have lovely views over the surrounding countryside and the land that is owned by the property and there is a very attractive kitchen and garden areas to the rear of the property, with raised beds and a fine Victorian-style greenhouse.

Slightly away from the house is a hard tennis court.

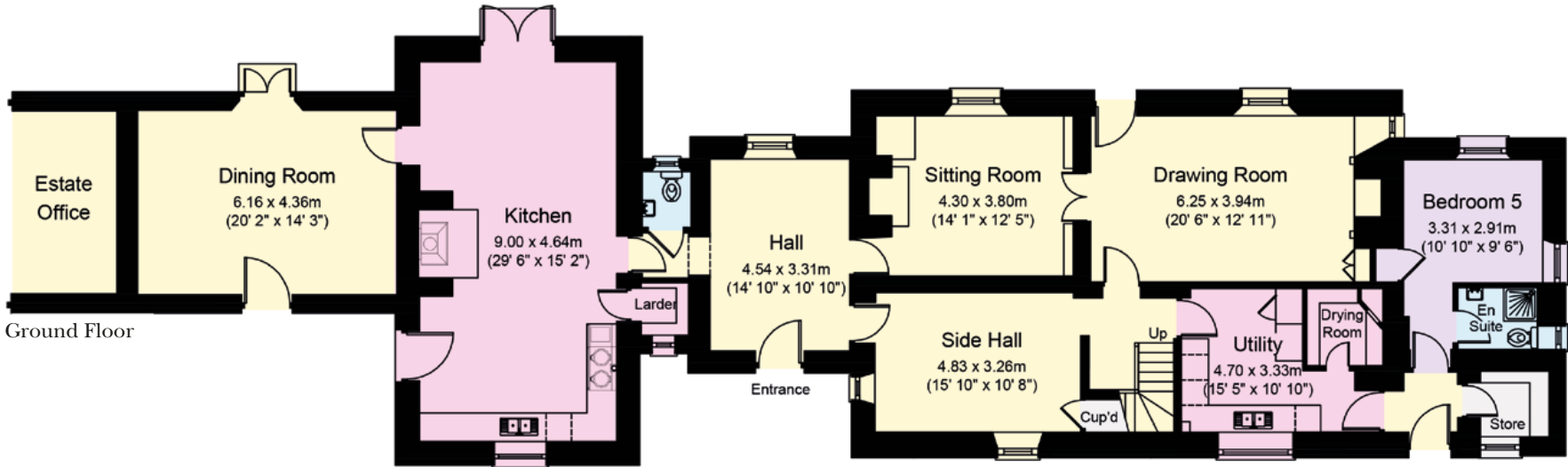
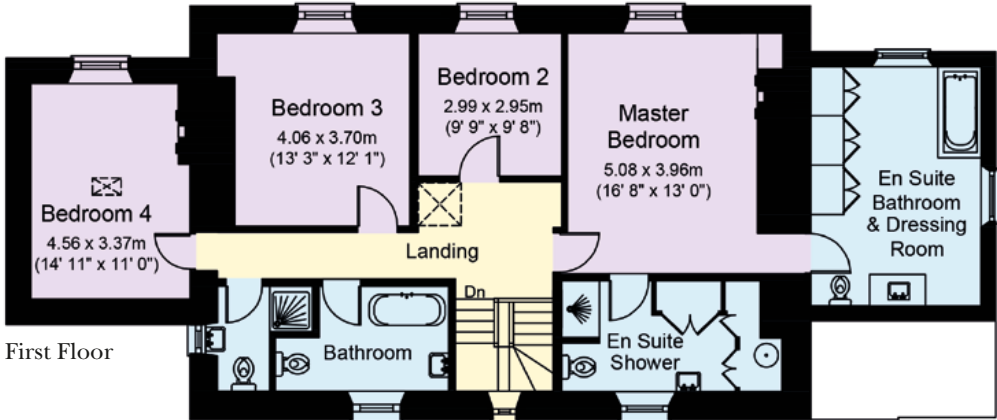








Approximate Gross Internal Floor Area
Willesley Farmhouse: 341 sq m (3,670 sq ft)





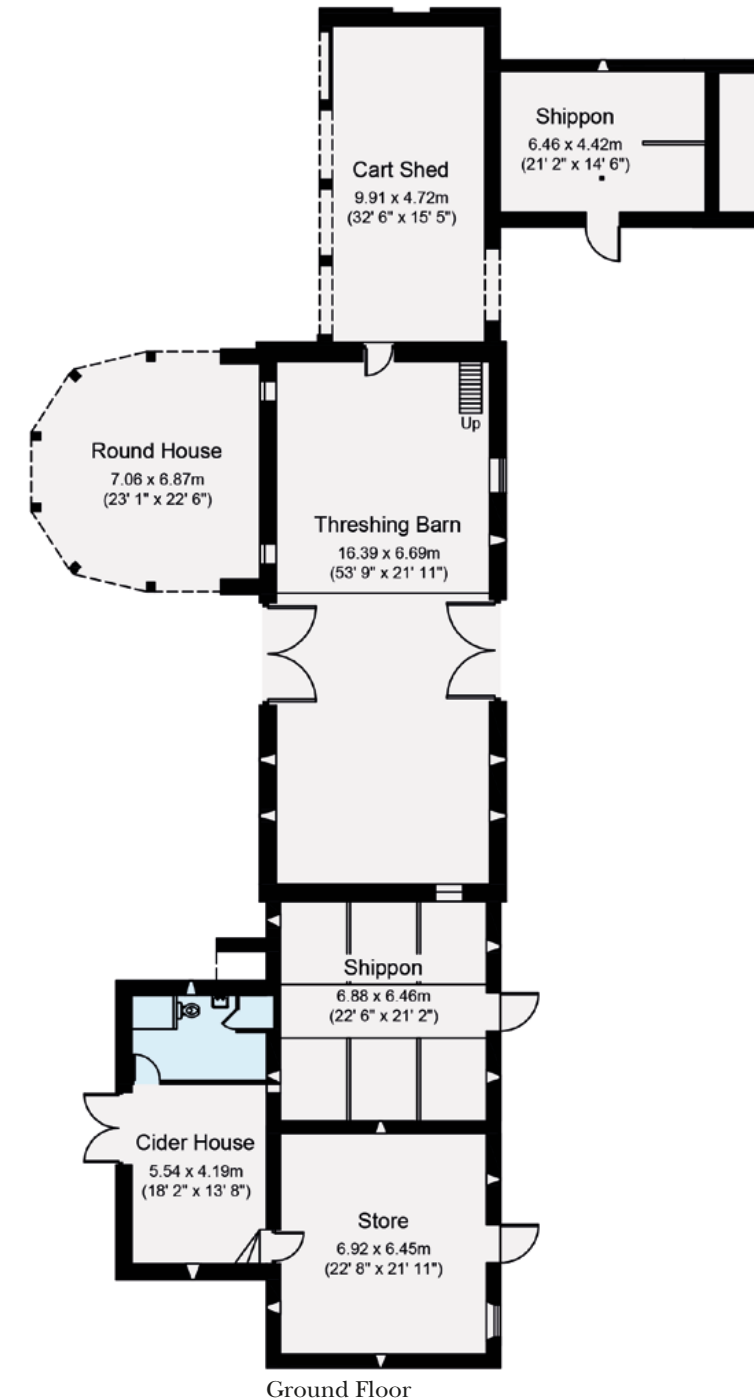
The Outbuildings

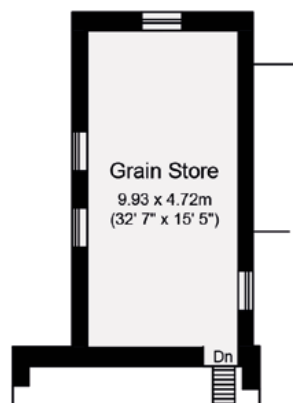
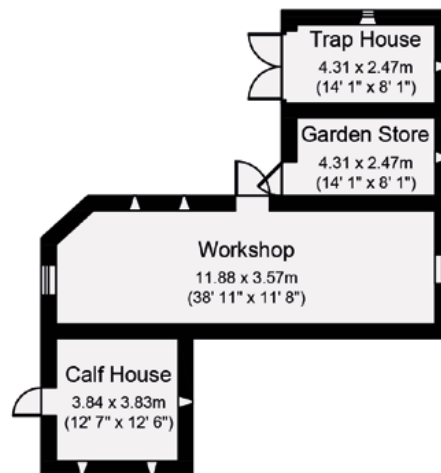
The traditional buildings at Willesley are exceptional and suitable for a variety of uses. The main barn will create an excellent party barn and one of the barns has already been converted into an office and a wine store.

Beyond this is a range of modern cattle buildings and yards, very suitable for their purpose, although these could easily be converted into American barn stabling for the equestrian enthusiast.

The Modern Farm Buildings

These comprise two general purpose storage buildings, about 52 ft x 42 ft and 19 ft x 73 ft and a larger modern cattle shed about 105 ft x 75 ft. There is an adjoining yard and silage clamp next to the bigger barn.

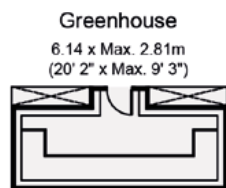




First Floor

Not shown in actual location/orientation

Approximate Gross Internal Floor Area
656 sq m (7,059 sq ft)



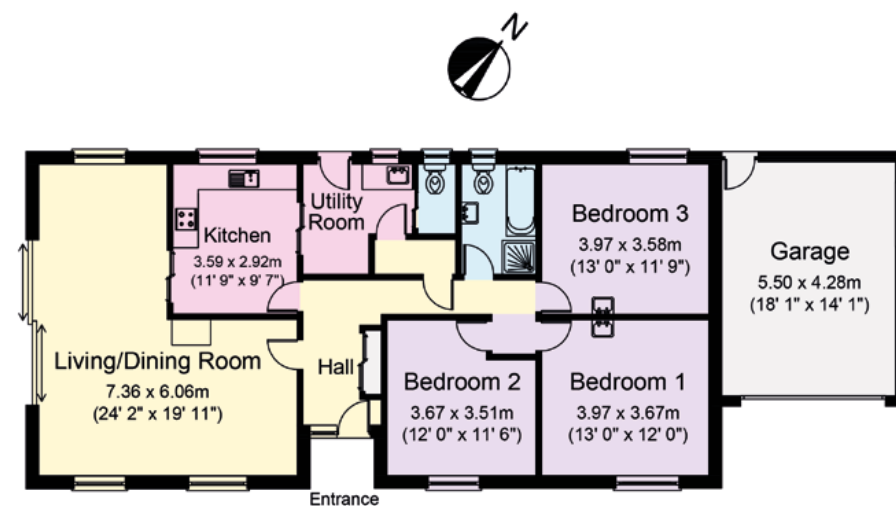
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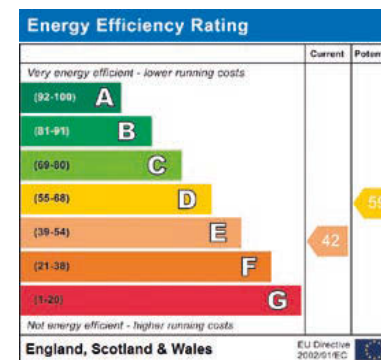
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Approximate Gross Internal Floor Area
Willesley Cottage: 137 sq m (1,474 sq ft)



Willesley Cottage



Willesley Cottage

There is a separate three bedroom cottage, which is subject to an agricultural occupancy restriction and is currently let out on an Assured Shorthold Tenancy.



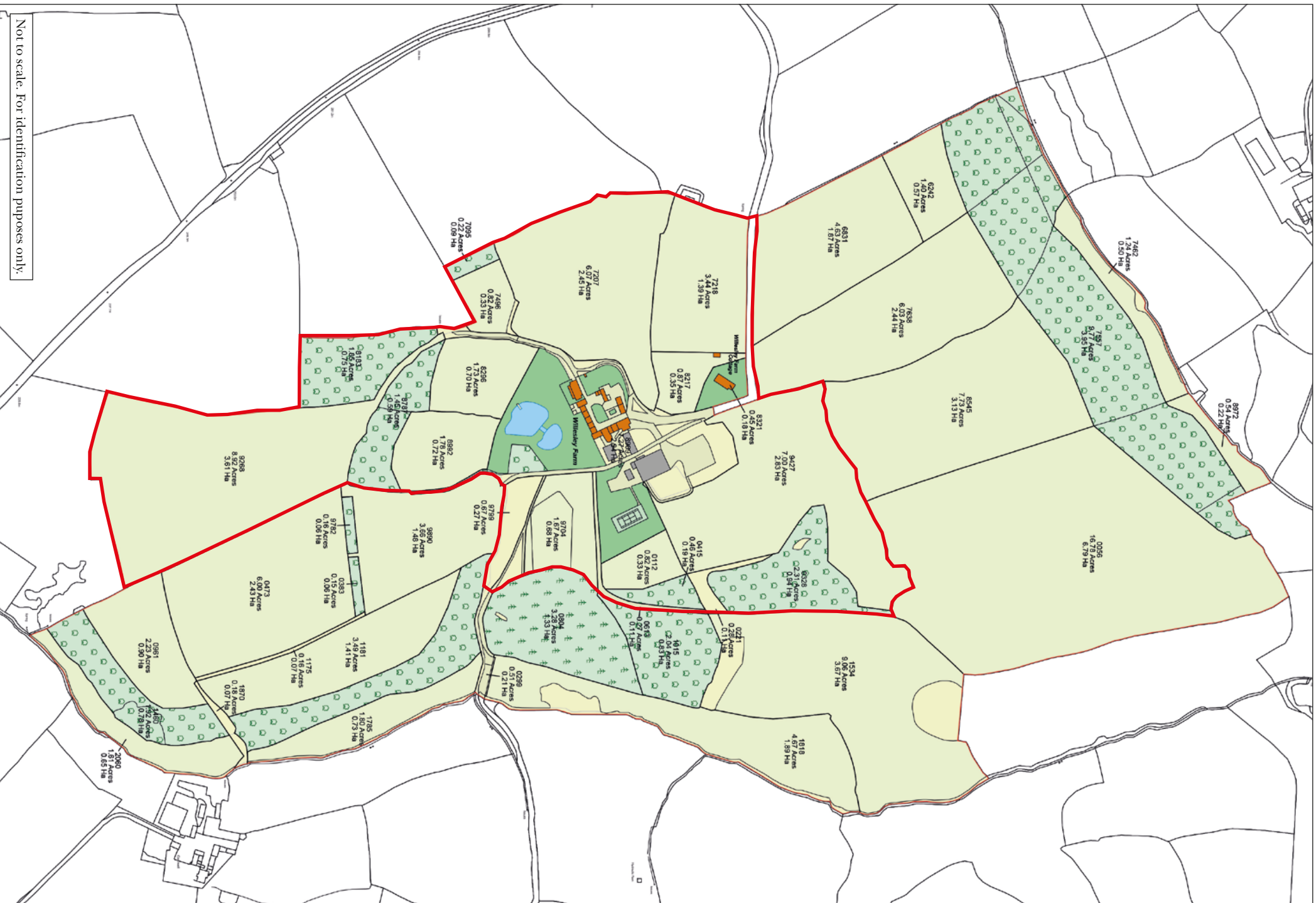
The Farmland

The majority of the land comprises good quality level and gently sloping pastures with some steeper slopes against the north east and southern boundaries. The pasture land is interspersed with mature and more recently established woodlands, providing lovely opportunities for a small family shoot.

The farmland and modern farm buildings are currently let out to two local farmers, on annual grazing licences.

The whole farm, to include the buildings and cottage produce a good annual income and the basic farm payment is claimed by the landowner.





Services

Private spring water. Private drainage. Oil-fired central heating. Oil AGA. Broadband available and connected.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with wayleaves, easements and other rights of way, whether these are specifically referred to or not. Please note that there is a restricted byway passing through the centre of the property. Further details available from the agents.

Environmental Stewardship

The farm is entered into the Entry Level Stewardship Scheme that commenced in September 2013. The Purchaser will be required to take over the obligations under this scheme. Further details are available from the selling agents.

Tenure

The property is freehold, subject to Willesley Cottage which is let on an Assured Shorthold Tenancy and the land which is sold annually under a grasskeep agreement.

Farm Woodland Grant Scheme

The new plantations were established under a Farm Woodland Grant Scheme and the Purchaser will be required to take over the obligations under this scheme.

Planning

Planning consent for Willesley Cottages was granted subject to an Agricultural Occupancy Condition.

Outgoings

Willesley Farm House – Council Tax Band G

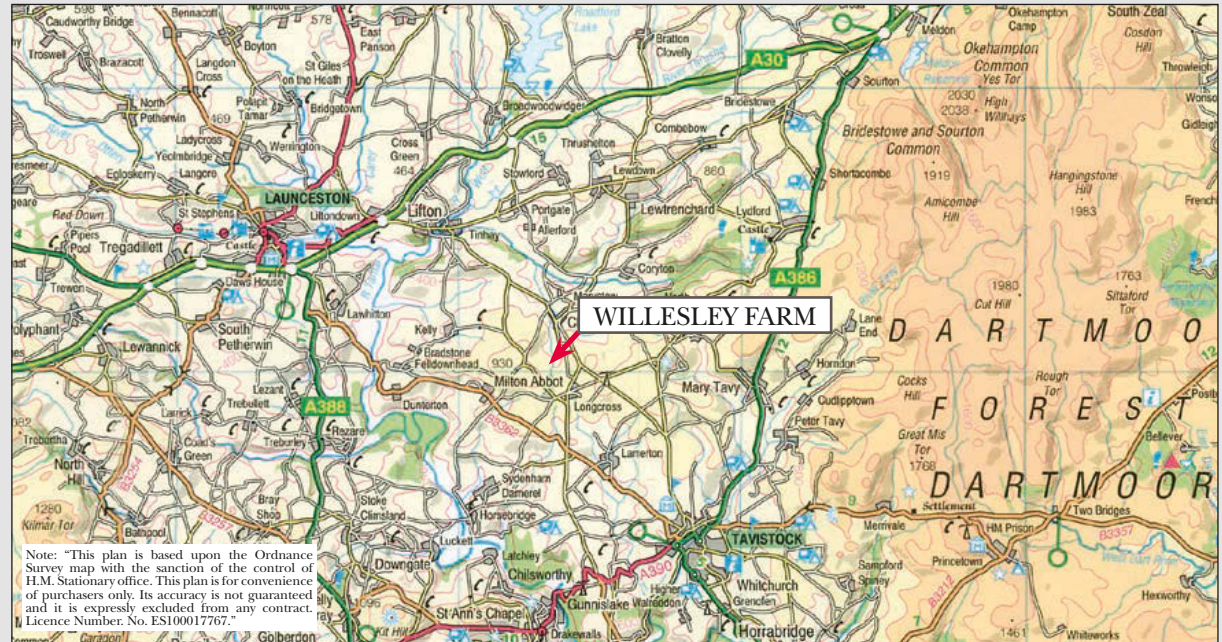
Willesley Cottage – Council Tax Band C

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

Local Authority

West Devon Borough Council
Kilworthy Park, Tavistock, PL19 0BZ.
Telephone 01822 813600



Sporting

The sporting rights are in hand and are included in the sale.

Directions (PL19 0QB)

Please note that satellite navigation should not be relied upon in taking you to the property.

There are many ways to approach the property but in the first instance we advise proceeding west on the A30 from Exeter, past the Tavistock turning and exiting the A30 at the Stowford Cross-Junction and turning left towards Stowford. At the T-junction at the top of the slip road turn left towards Lifton and follow this road for just under 2 miles. At the T-junction at the end turn right again towards Lifton. Follow this road down the hill and a short distance after entering the village of Tinchy, turn left onto Leat Road for Chilaton. Bearing left proceed on this road over the narrow stone bridge and carry on for approximately 4 miles. The entrance to Willesley Farm will be found on the left hand side, signed as a "dead end" road. Proceed to the house at the bottom of this lane.

Viewing

Viewing is strictly by prior appointment with the joint agents.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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