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Buttervilla Barn, Polbathic, PL11 3EY

A unique opportunity to create a dream home set in 8.7 acres.

Trerulefoot 2 miles Liskeard 9 miles Saltash 10 miles

• Planning Consent for a Fine Family Home • Sitting Comfortably in Excess of 8.7 Acres • Offered For Sale by Private Treaty • Considerable Scope and a Unique Opportunity • Idyllic Location • Stunning Rural Views •

Guide price £375,000

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SITUATION

Buttervilla Barn lies about 0.5 miles south of Polbathic Village and occupies a very private yet accessible south facing position. The village of Polbathic stands on a tributary of the River Lynher and has a pub and village hall. The nearby village of St Germans has the sought after village facilities including a main line railway station (Plymouth to London Paddington 3 hours), providing a very useful commuting link, community shop, primary school, doctors' surgery, church, public house and a sailing club.

St Germans is also home to the beautiful Port Eliot Estate with its fascinating parkland gardens and the house is now open to the public. A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts.

St Mellion International Golf Resort lies approximately 13 miles distant and the City of Plymouth lies within a relatively short commute and has an excellent shopping centre which is adjacent to the historic and beautiful waterfront areas of the Barbican and Hoe. Plymouth also has a ferry port with regular services to France and Northern Spain.

The wide expanses and beaches of Whitsand and Looe Bay are only a short drive away.

DESCRIPTION

The barn is situated within some of the finest countryside in South West England and occupies a spectacular position.

The rolling landscape, with mature woodland and quaint coastal views, are a rare combination, particularly with such good communications by rail (St Germans and Plymouth), road (M5 and A38) and air (Newquay and Exeter). The South Cornish coastline offers some of the finest water sports and sailing in the country as well as many beautiful beaches including Seaton, Downderry and Whitsand Bay. The A38 trunk road, a few miles north, links with the M5 motorway at Exeter. Across the Tamar Bridge is the city of Plymouth which provides a full complement of retail, commercial and educational facilities.

This is an exciting opportunity to acquire a substantial period range of barns arranged around a large central courtyard area, with consent for conversion to a fine family home with further separate annexe accommodation.

The property benefits from a right of access over the adjoining Buttervilla Farm driveway. Both properties have an equal maintenance liability in respect to the driveway.

ACCOMMODATION

Hidden from view and enjoying pronounced privacy, this development opportunity provides a wealth of possibilities. However, it would make a fine country residence, with annexe offering potential accommodation for relatives, staff or holiday accommodation. The curtilage extends to 8.712 acres, providing the opportunity to create beautiful gardens and grounds.



Planning permission was granted in April 2016 for conversion of agricultural buildings to provide a single dwelling and associated annexe and demolition of associated redundant agricultural building. A copy of the plans and planning consent are available for inspection at the Agent's Plymouth Office or online by using the following weblink: <http://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

GARDENS & GROUNDS

The barn nestles neatly in 8.712 acres (3.53 hectares) of productive arable and pasture land with a range of uses including equine and amenity. However, most importantly, they protect the privacy and far reaching views.

Note: the yellow area on the plan depicts the shared right of way/maintenance liability.

CONVENANTS

Certain covenants are to be imposed in order to benefit the property and also to protect and benefit our client's retained estate. These would include:

No new buildings are to be erected on the property without the vendor's prior written consent. The storage of scrap and any noisy uses are not permitted. The use of the property is to be limited to that of a single private dwelling house and annex. The building marked C on the Plan is restricted to a use ancillary to the dwelling house.

The vendor reserves the right to build on adjoining land

together with the right to make future service connections.

OBLIGATIONS

Within six months of completion the purchaser to erect a stock proof fence comprised of timber posts, stock netting and a single strand of barbet wire between points E & F on the plan.

Within six months of completion the purchaser to erect and thereafter to maintain a stone wall between points W & X and a Cornish hedge bank between points X & Y, unless agreed otherwise with the vendor or subsequent owner of Buttervilla Farmhouse.

SPORTING RIGHTS

The sporting and mineral rights are included in the sale.

LISTED STATUS

We understand the property is not listed.

TENURE

Freehold.

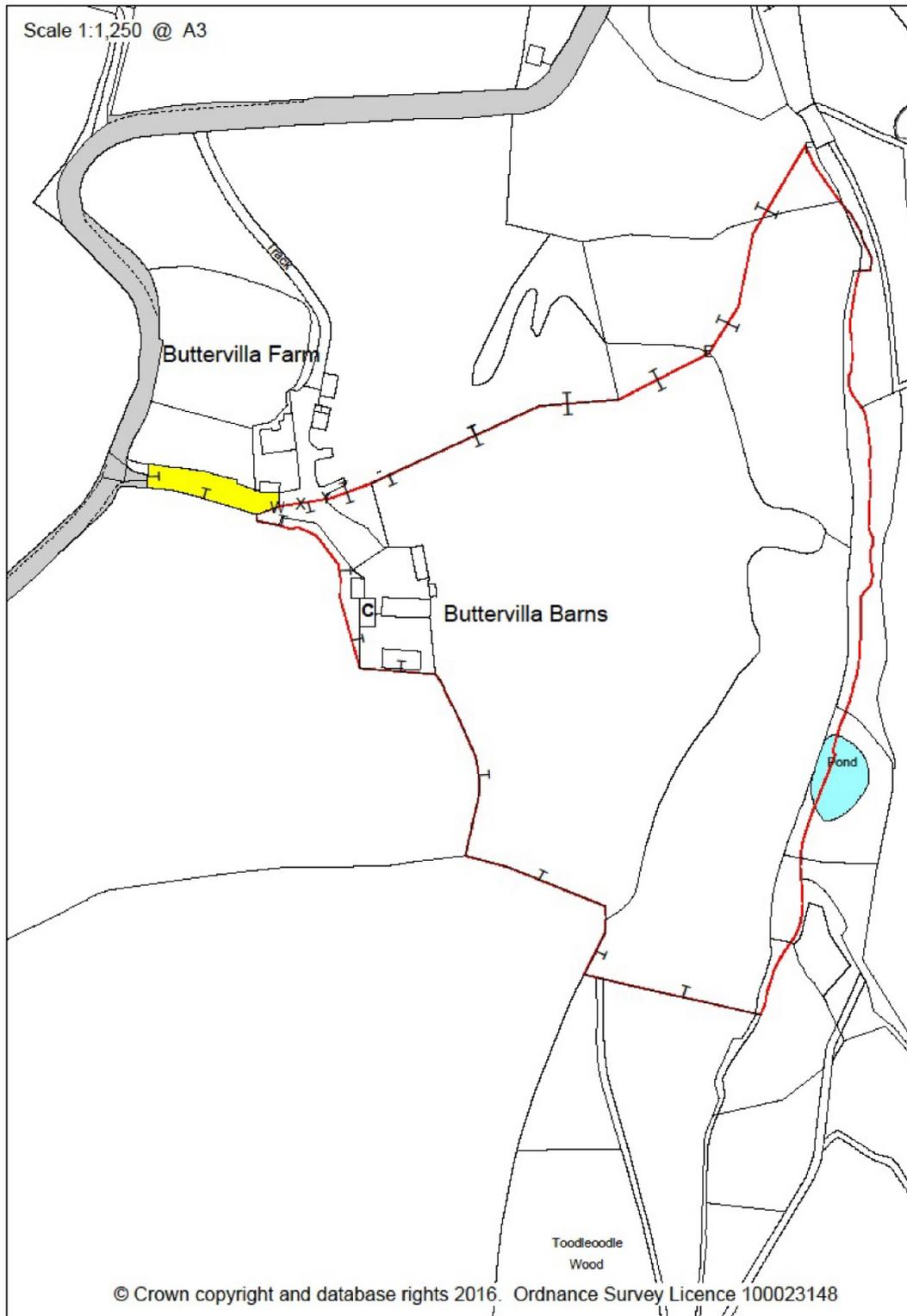
VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

In Polbathic village turn right signposted Downderry. The entrance to Buttervilla Barn will be found on the left after about 0.3 miles.





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