

Beechdown Farm Bungalow







Beechdown Farm Bungalow, Totnes

Paignton, Devon, TQ4 7PT

Totnes 3.7 miles. Torquay 6.1 miles. Exeter 26.7 miles. 18 miles. Paignton 1 mile

Accessible residential property with diversification and development potential

- Modern well built 3 bedroom bungalow
- In all 2.88 acres
- Paddock
- Council tax band D
- Modern agricultural buildings with potential for change of use (STP)
- Horse Stabling
- Freehold

Offers In Excess Of £700,000

Stags Totnes

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SITUATION

Beechdown Farm Bungalow occupies an accessible and well-located position on the edge of Paignton, benefiting from direct frontage to Totnes Road and convenient access to Totnes, Torquay and the wider South Devon road network.

The property is strategically positioned between Totnes and Collaton St Mary, the latter providing local amenities including a primary school, garage and public house.

There are good communication links to both Totnes and Paignton. The nearby market town of Totnes offers a mainline railway station with direct services to London Paddington. Road connections are particularly strong, with excellent access to the A38 Devon Expressway linking Plymouth and Exeter, where it joins the M5 motorway. The A385 provides access to the commercial areas of Paignton, while the nearby A380 links to Torquay, Newton Abbot and the wider South Devon conurbation.

INTRODUCTION

The holding offers a rare opportunity to acquire a versatile farm with scope for diversification and development potential, subject to the necessary planning consents.

The property and buildings have been built and maintained to an exceptionally high standard and occupy a strategic location with excellent communication links.

In addition to its existing agricultural and equestrian use, the property offers potential for alternative uses, such as change of use some of the agricultural buildings under Class Q (residential) or Class R (commercial) permitted development rights, subject to planning. Further details are available from the selling agents.

THE BUNGALOW

The bungalow is a modern dwelling constructed in 2013 of concrete block and brick elevations beneath a slate roof. The property benefits from the ability to be accessed independently from the farm buildings, offering a degree of separation.

The internal layout and overall accommodation are shown on the accompanying floor plan and briefly comprise front door opening into an entrance lobby, with a door leading through to a sitting room featuring a log-burning stove. A garden room provides further living accommodation and enjoys views over the garden.

The kitchen is fitted with a range of base and wall units incorporating a single sink and drainer, together with an extractor fan.

Adjoining the kitchen is a utility room with base and wall units, single sink and drainer, plumbing for washing machine and housing the central heating boiler. A cloakroom provides a WC and wash hand basin.

The principal bedroom is a double room with an en-suite shower room comprising a shower, WC and wash hand basin. There is a family bathroom fitted with a bath, wash hand basin and WC. A central hallway with built-in cupboard gives access to two further double bedrooms.

GARDENS AND GROUNDS

Lawned gardens bordered by established planted flowerbeds, with a separate entrance and dedicated parking area for the bungalow.

BUILDINGS

BUILDINGS:
Agricultural Store and Workshop (18.3m x 5.56m) rendered brick construction with part box profile elevations under box profile roof.

Lean-To (16.14m x 5.48m) timber frame with box profile roof and elevations.

Adjoining Store (with equestrian use consent) (6.38m x 4.94m) timber frame construction with box profile roof and elevations.

Stable Block
Building A (11.25m x 3.61m) – 4 Stables, concrete block construction with box profile roof
Building B (11.42m x 3.87m) – 4 Stables, concrete block construction with box profile roof.

Farm Machinery Barn (19.86m x 9.16m) steel portal frame with box profile clad elevations under fibre cement roof with roller shutter door and. 2 diesel tanks excluded. Constructed in 2010.

Electric connected to all.













PADDOCK

The paddock extends to 1.30 acres offering excellent grazing and long term potential (STP).

SERVICES

Water: Mains. Oil fired central heating. Electricity: Mains electricity with 2 meters, 1 for the house and 1 for the buildings. Three phase available but not connect. Drainage: Private drainage Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Broadband: Up to Ultafast is available (Ofcom), Mobile Coverage/Signal Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)

TENURE

Freehold subject to existing long term lease for sub-station site (shown in blue), 99 years from the 1st October 1941. Further details from the agents.

ACCESS

Direct access onto the public highway

LOCAL AUTHORITY

Torbay District Council.

SPECIFIC RIGHTS/EASMENTS

The neighbour has a right of way over the entrance-coloured brown.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

FIXTURES AND FITTINGS

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

WAYLEAVES RIGHTS 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

PLANS AND BOUNDARY FENCES

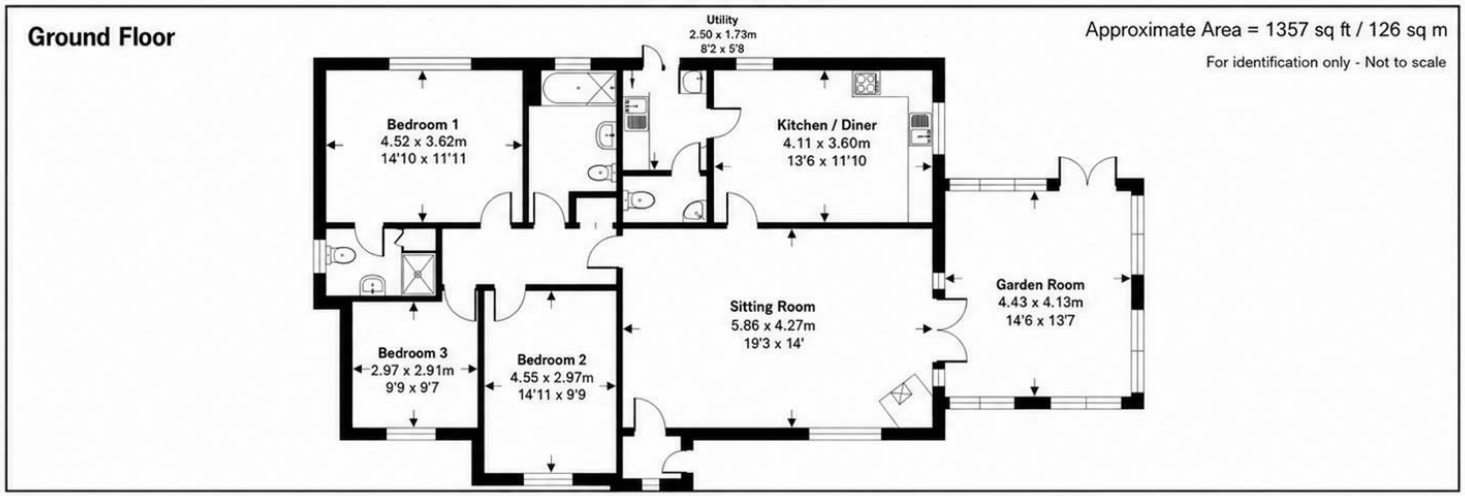
A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

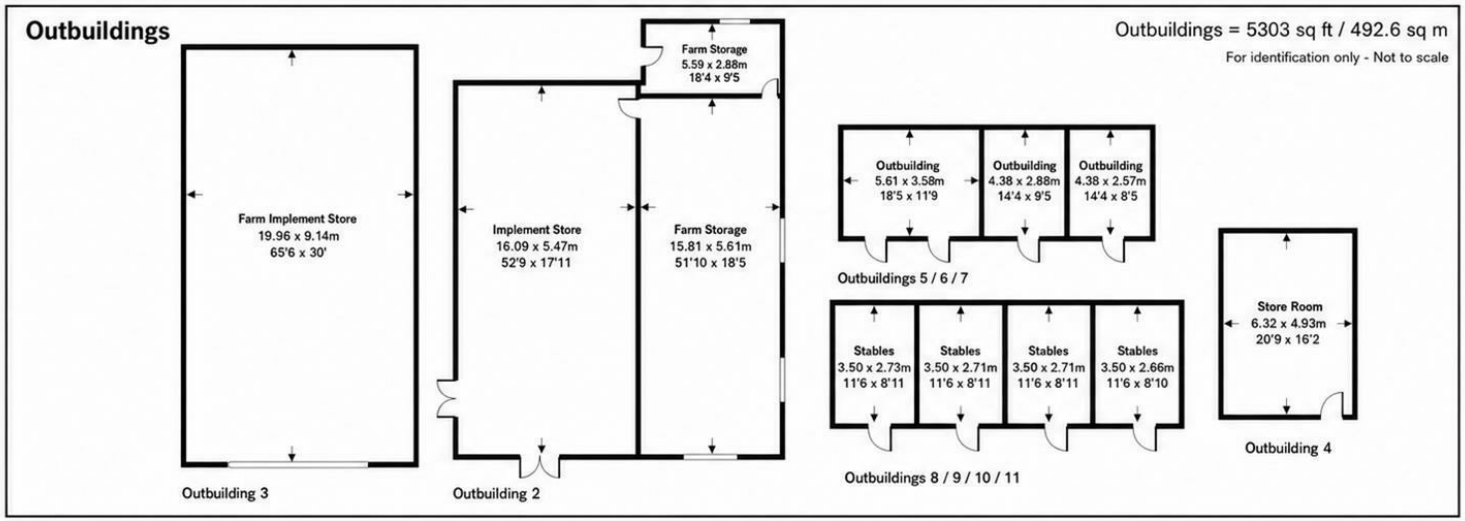
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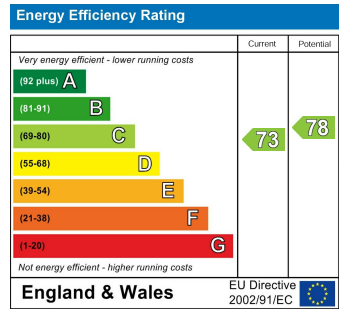
Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Beechdown Farm

Combined Floor Plans







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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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