

Higher Ash Farm, Dartmouth, Devon

TQ6





A beautifully presented south facing former farmhouse with two established holiday homes in two converted barns, range of outbuildings set within glorious gardens and grounds just minutes from the maritime town of Dartmouth.



The Farmhouse



The Farmhouse



The Farmhouse



Situation

Higher Ash Farm is situated within a quiet tucked away semirural location no more than 1.7 miles from Dartmouth. An historic town that sits on the mouth of the River Dart, arguably one of the most beautiful rivers in Europe. The Dart is navigable for about 10 miles up to the market town of Totnes passing by unspoilt villages and countryside and the wine estate at Sharpham.

Dartmouth 1.7 miles, Totnes 10 miles (London Paddington 2 hours 49 mins), Exeter 36 miles (All distances and times approximate)

The Farmhouse



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
251.4 sq m / 2706.3 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lot 1 - Farmhouse, The Linhay, The Byre etc, Gardens and grounds, Outbuildings.

Description

Higher Ash Farm is a beautifully presented property set within glorious gardens and grounds. Facing south the property offers bright, well-proportioned accommodation with many rooms enjoying views of the landscaped gardens and countryside. There are many lovely features including beamed ceilings and an impressive fireplace, with double fronted wood burner, shared between the sitting room and snug. The bespoke kitchen was hand made by Barnes of Ashburton and together with the dining area is a well-appointed room, with doors leading directly into the conservatory creating a very user friendly and social area. In recent years the property has been extended creating a lovely oak framed ground floor bedroom suite or additional reception room. There are four further bedrooms, one of which is used as a study, together with a bathroom and a separate shower room. The property is also double glazed.

The Summerhouse



The Summerhouse

Gardens and Grounds

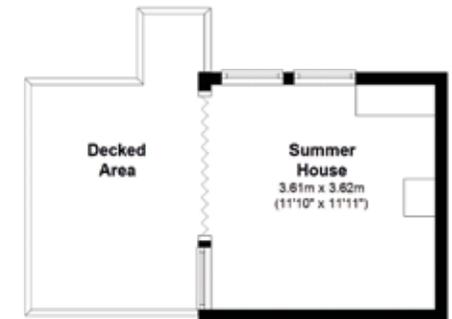
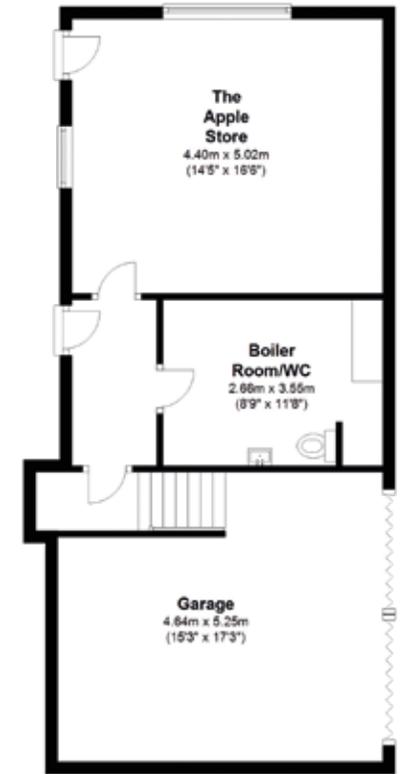
The gardens and grounds are wonderful, meticulously maintained and beautifully landscaped. Extensive lawns are complemented by an assortment of shrubs, a variety of trees and an array of well stocked flower beds. A lakeside summer house, with wood burner, is yet another feature providing a year round venue in which to observe the abundant wildlife. In addition there is a very productive fruit and vegetable garden. Within the grounds there are two greenhouses as well as two large garden sheds, a garage and an apple store. Immediately behind the converted barns an enclosed courtyard provides ample parking whilst further away, and by separate access, there is a further yard leading to a range of substantial modern farm buildings.

Outbuildings

Separate to the property, the original barns have been converted to provide two beautiful and extremely well- appointed holiday lets; The Linhay and The Byre comfortably cater for 6 and 4 guests respectively. Each property, including the main house, provide characterful, well-appointed accommodation subtly combining modern day appliances with the many features associated with their time. The holiday lets enjoy all the beauty the gardens and grounds have to offer. Extensive lawns, complemented by stocked beds and variety of trees provide lovely walks and areas in which to sit including the charming lakeside summerhouse.

Approximate Gross Internal Floor Area 88.5 sq m / 952.7 sq ft

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The Summerhouse



Approximate Gross Internal Floor Area

151.1 sq m / 1626.6 sq ft

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The Byre

The Byre



The Byre



The Linhay



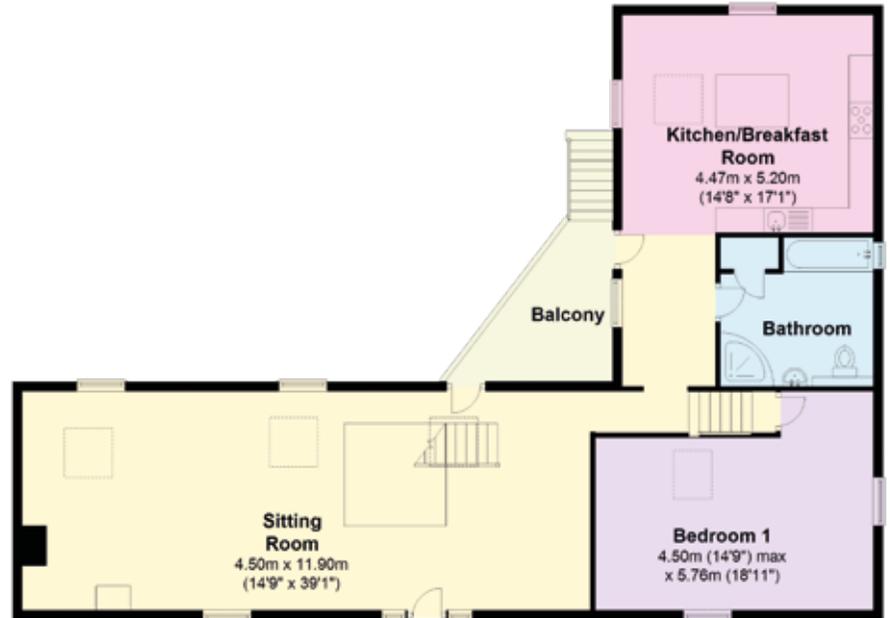
The Linhay



The Linhay



First Floor



Ground Floor

The Linhay

**Approximate Gross Internal Floor Area
173.0 sq m / 1862.4 sq ft**

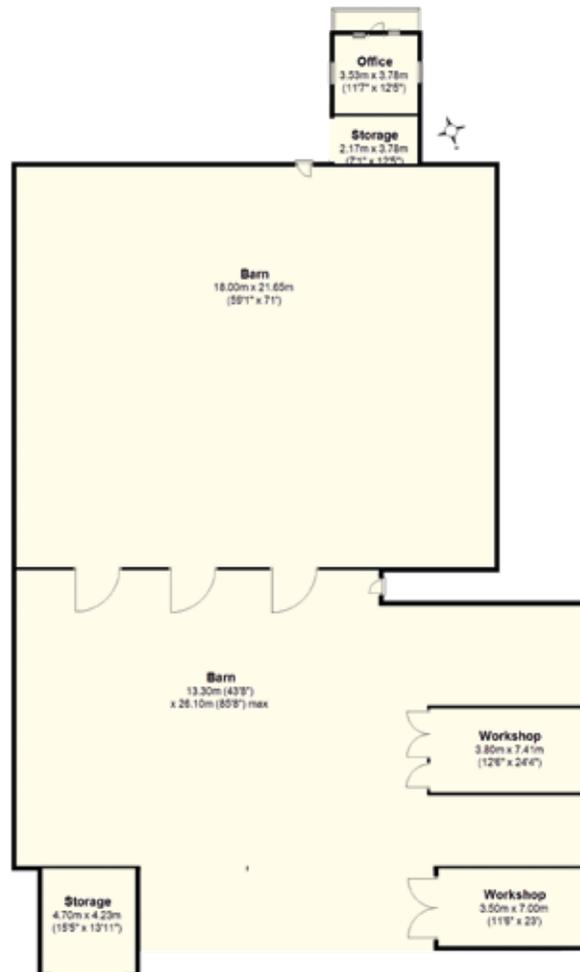
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**Approximate Gross Internal Floor Area
1173.3 sq m / 12629.4 sq ft**

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Farm buildings

Located to the north of the barn conversions is a large agricultural building with an adjoining covered yard. The building is currently used to winter cattle and for machinery and straw storage. This building has potential for alternative uses and could potentially be converted into further residential units, as with Lot 2.

Lot 2

The sellers have gained prior approval for the conversion of an agricultural building into a residential dwelling under Class C3 and for associated operational development Class Q (a+b) on the 19th December 2018. The proposed dwelling provides a large open plan sitting room/ kitchen/ dining room with 4 bedrooms, 2 en suite, family bathroom and a study. Further information is available from the selling agents or by looking up the application reference number 3611/18/PDM on the South Hams website. Access to Lot 2 will be over the drive which is being sold with Lot 1.

The current use of the building is for the wintering of cattle, however, these buildings could be used for a variety of other purposes. Please see the building floor plans for further information.

Lot 3

The three fields which extend to 11.91 acres, opposite Higher Ash Farm are available by separate negotiation. The fields are currently in a pasture and kale rotation, are well fenced and have a mains metered water supply.

Lot 4

A further block of 22 acres is situated to the North East of Ash Cross and accessed via two gateways off the public highway. These well fenced fields are laid to permanent pasture with a natural water supply in the north eastern corner. There is however a mains water supply pipe in the first field, which could be connected if required by the purchaser.

Tenancy

The farm buildings within lot 1 and lot 2 and the agricultural land of lots 3 & 4 are all let to a neighbouring farmer. The five year Farm Business Tenancy expires at the end of January 2019 and is continuing on a month by month basis- with 3 months' notice required to give vacant possession on completion.

Holdover

The tenant farmer will require a period of holdover following completion of the sale, to harvest any Maize or Kale crops which may have been drilled during 2019.

Services

Mains water. Oil fired heating throughout. Private water supply (bore hole) servicing the properties and outbuildings with facility to connect to mains water if required. Private drainage (2 septic tanks). Solar photovoltaic panels providing 4.94 kw.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

South Hams District Council.
www.southhams.gov.uk
Email: customer.services@southhams.gov.uk
Tel: 01803 861234



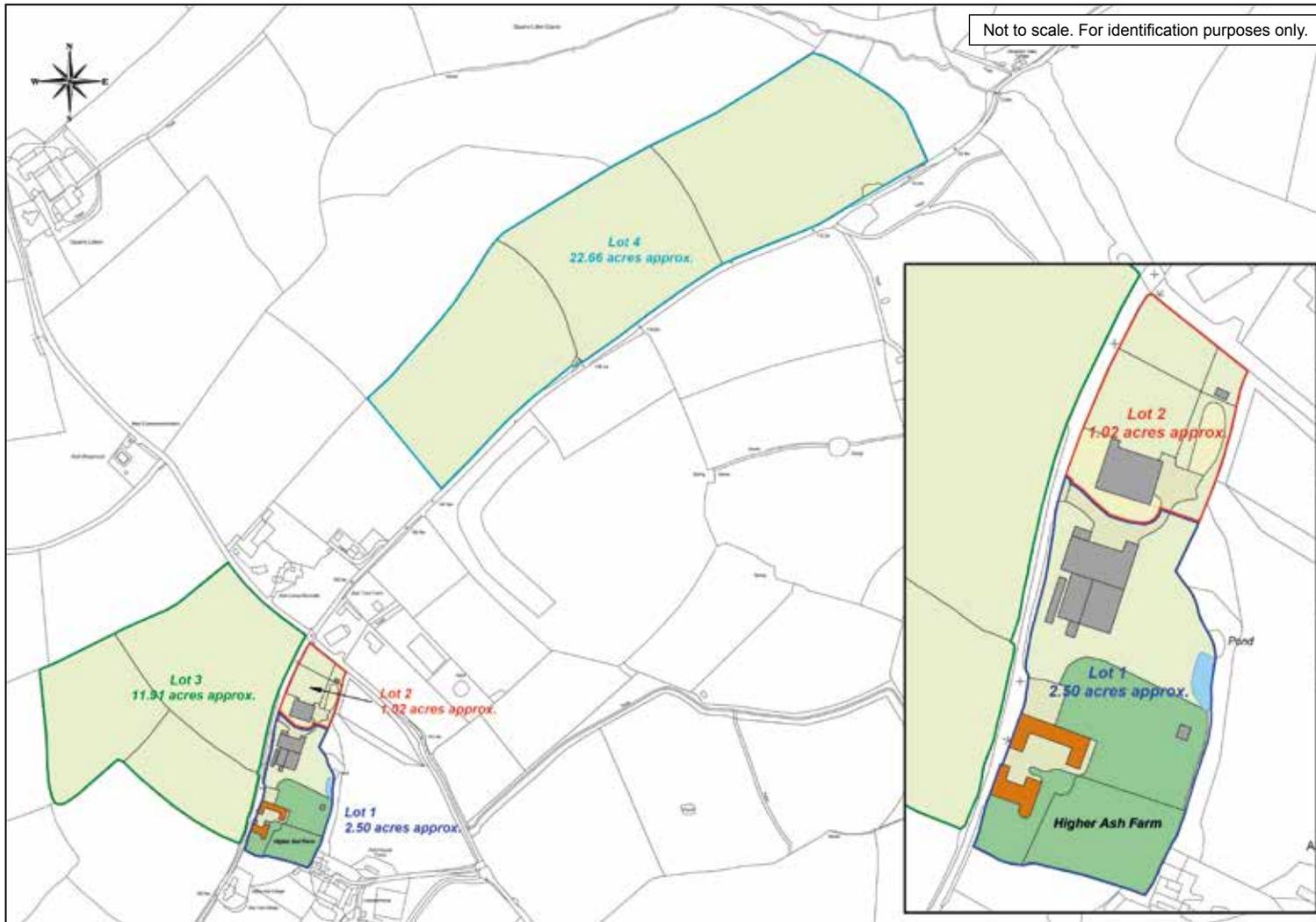
Directions (Postcode TQ6 0LR)

From Totnes follow the A381 through Harbertonford and continue to the Halwell Garage. Turn left onto the A3122 to Dartmouth past Woodlands and after approximately 1.5 miles turn right (just before Sportsmans Arms on left) signposted Ash, Bugford. At Bugford take the road right and then next left. Proceed through Bugford up a short steep hill and turn right at Ash Cross. Continue down the hill for

100 yards, whereupon Higher Ash Farm will be found on your left hand side.

Viewing

Strictly by appointment only with agents
Knight Frank and Stags Tel: 01392 423111 and
01803 865454.



Knight Frank
Exeter
19 Southernhay East
Exeter, Devon
EX1 1QD

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Stags
Totnes
The Granary
Coronation Road
Totnes TQ9 5GN

stags.co.uk

James Baker
01803 865454
j.baker@stags.co.uk

OnTheMarket.com



knightfrank.co.uk

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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