

Established

RENDELLS

1816

CHARTERED SURVEYORS ~ AUCTIONEERS ~ VALUERS ~ LAND & ESTATE AGENTS

NEWTON ABBOT ~ EXETER ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

REF: DRO1289

**HIGHER YALBERTON
Nr TOTNES
DEVON TQ4 7PE**

A Valuable freehold property extending to traditional farm house with adjoining barn and range of further traditional barns with planning consent for conversion to residential.



A traditional six bedroom farmhouse with three living rooms, utility room and extensive adjoining barn. Together with range of stone and slated barns with planning consent for three residential units. Further 6.64 acres and barn available by separate negotiation.

*** * * Guide Price £550,000 * * ***



Please visit www.rendells.co.uk to see full details

Higher Yalberton Farmhouse and Barns

SITUATION

Higher Yalberton lies between Totnes and Torbay, a short distance from the hamlet Aish, and the villages of Stoke Gabriel, (on the River Dart with its Mill Pond) and Berry Pomeroy, (with its castle). It is an area steeped in history and with connections to many historical events of the region.

In 1688, having landed at the nearby Brixham Harbour, in the so called "Glorious Revolution", William of Orange had headed inland for approx. 6 miles and was thought to have stayed, for refreshment, at a cottage, now called 'King William's Cottage', just along the lane from Yalberton barns, before continuing on for a further 3 miles to 2 cottages later to be known as 'Parliament Cottages', nearby to Aish. It was here that William of Orange held his first parliament.

Prior to this, the first reference to Albertan dates from 1242 when the area was referred to as 'Aleburne' thought to derive from 'alor burna tun', the first two words meaning 'the farm beside the alder stream', with 'tun' added later.

NB: An Archaeological Assessment of the buildings at Higher Yalberton Farm was carried out in December 2007 by 'Exeter Archaeology', a copy of which is available at the agent's offices and online as part of the Planning documentation with Torbay Planning Authority.

The property comprises the Traditional farm house with range of stone and slated barns. Approached through the original farmyard and access from a recently constructed new drive. The barns form a loose cluster of dissimilar stone buildings in their own driveway but subject to rights of way for the farmhouse residence. The buildings are situated on four sides of a large enclosed courtyard.

NB: The current farm activity is set well away from the re-development site.

Higher Yalberton is within a short drive of Totnes and Paignton, with a Mainline Railway Station at Totnes and easy access to the coastlines of both Torbay and South Hams. Via Newton Abbot or Totnes, access can be gained to the main A38 linking the cities of Plymouth, Exeter and the M5 beyond.

CONSTRUCTION

The farm house is a stone and rendered building under a slated roof with an adjoining barn which is linked by a doorway to the house in addition to its own external entrance. The barn are a complex of buildings are constructed in stone and offer the chance for a small complex of residential units with considerable character.

A typical range of Devon farm house and buildings, the complex forms an attractive group in a lovely rural setting. When constructed, the barns were individually built, not as an integral complex, and this has allowed good areas of space between the individual barns and will be to the benefit of the eventual homes. In the case of Barn 1, there is planning consent for the creation of two units with the other barns each providing detached homes.

DIRECTIONS

From Totnes, drive over one of the two bridges onto the east side of the River Dart. Follow the signs to Paignton along the A385, just outside of Totnes ignore the turning on your left, which is to Berry Pomeroy, and bear right, following the Paignton road. At the top of the next hill is a turning on your right signposted to Stoke Gabriel, proceed past this junction. After a series of bends you pass the turning to Blagdon Inn on your left, continuing in the direction of Paignton. At the bottom of the hill, pass Collaton St Mary School on your left hand side and bear right. Take the next right turn, just beyond a BMW garage on your right, onto Stoke Road. Continue along Stoke Road, ignoring the turning on your right to St Mary's Park and on your left to Tor Park Road, take the next left into Yalberton Road and the barns will be found on your right hand side a short distance down this lane.

Higher Yalberton Farmhouse and Barns

If approaching from Paignton, proceed out of the town through Tweenaway on the A385 and just beyond the Borough Road junction turn left, which will bring you into Stoke Road. Continue along Stoke Road, ignoring the turning on your right to St Mary's Park and on your left to Tor Park Road, take the next left into Yalberton Road and the barns will be found on your right hand side a short distance down this lane.

The House

Entrance Porch

With side shelves and door to:-

Reception Hall

Night storage heater and doors to:-

Lounge

With tiled fire place with open grate, side recesses with cupboards and shelves, shutters to window, power points and picture rail.

Dining Room

Tiled fireplace, recessed cupboards to either side with ornamental alcoves above, coved ceiling shutters to window, night storage heater, power points and picture rail.

Kitchen Breakfast Room

This farm house kitchen has access to rear and access to adjoining barn. The kitchen units are arranged with work tops, base cupboards and storage, double drainer stainless steel sink unit with base cupboards, Aga range inset to fireplace, ample power points, built in cupboards, cooker point and door to:-

Utility Room

Stainless steel sink unit with cupboards and drawers and plumbing for automatic washing machine:-

Side Area

With access to road.

Leading off the Utility Room:-

WC

With low level suite and separate shower room with shower cubicle, pedestal hand wash basin with ladder/radiator and extractor fan. A door leads off the utility room to the barn areas which are described later.

Staircase from Reception Hall to half landing with window and stairs leading up to First Floor Landing.

First Floor Landing

With open balustrade to staircase, radiator and doors to:-

Bedroom 1

With radiator and telephone extension

NB Window to lane

Bedroom 2

With radiators

NB Window to lane

Higher Yalberton Farmhouse and Barns

Bedroom 3

With fireplace, radiator and built in cupboard.

Bathroom

With enclosed roll top bath, hand wash basin and low level flush WC. With part tiled walls, radiator and dimplex wall heater.

Bedroom 4

With hatch to roof space, radiator, panelled fireplace, and fitted airing cupboard with copper cylinder immersion.

Side Landing with secondary staircase down to lower floor and door to:-

Bedroom 5

With radiator, windows on two aspects

Bedroom 6 – Box room

With radiator

Adjoining Barn

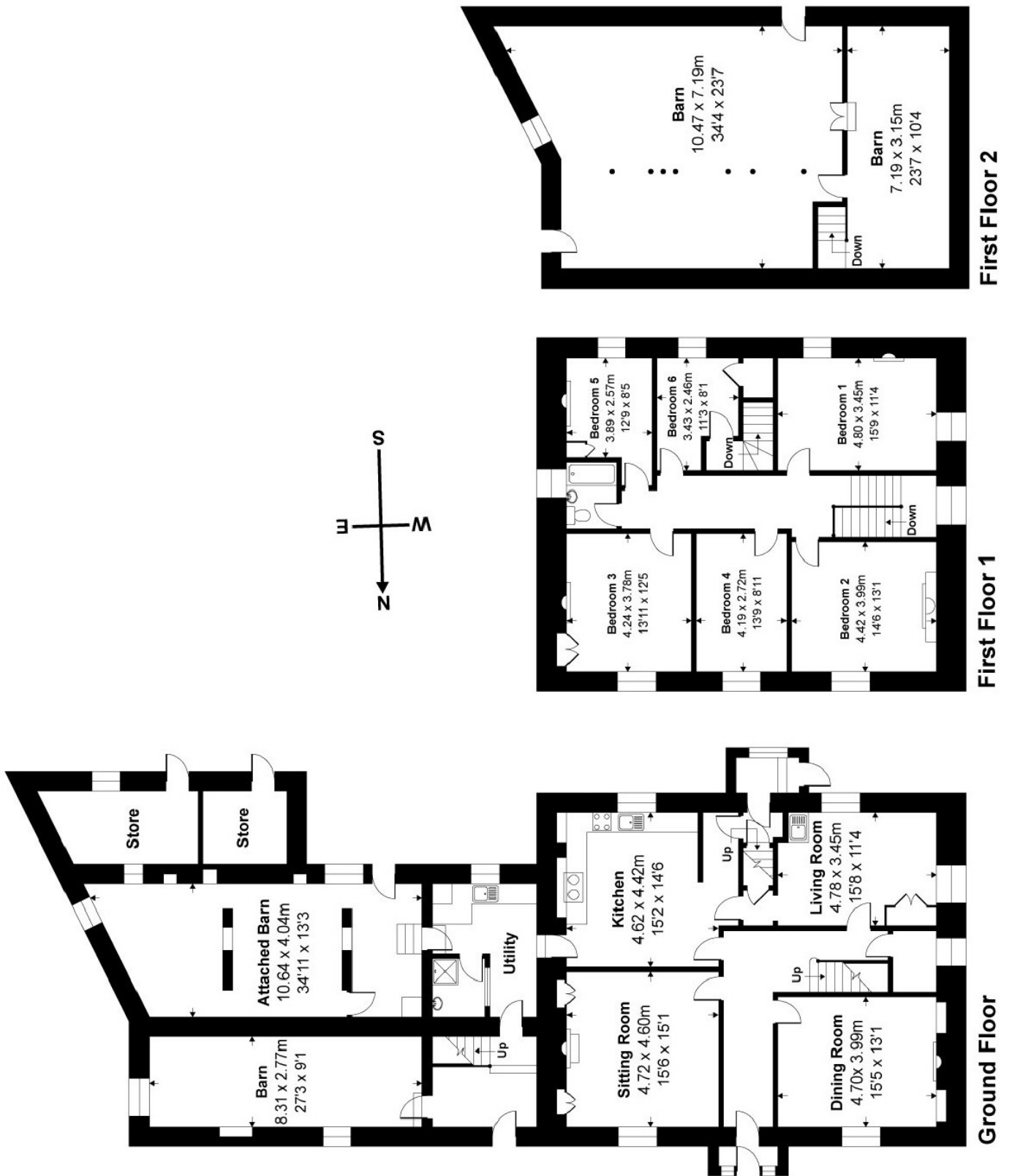
The previously mentioned utility room which was approached from the kitchen, is an integral part of an adjoining barn and from this utility area is a door and steps down to a lower ground floor level and from here, access to the yard, with the barn divided into three areas and in total measuring 36' 1" (11m) x a maximum of 14' 1" (4.3m) with openings on three sides. Leading off the utility room is also access to a staircase rising to the first floor level. This area measures 27' 11" x 25' 6" (8.52m x 7.76m) with openings on two sides and with steps leading up to a higher first floor level 25' 6" x 10' 11" (7.76m x 3.32m).

Outside

Total grounds amount to about 1.32 acres. Opposite the farm house is a large and private domestic garden with further grounds lying to the side of the house beyond which the new drive has been instated. To the side of the house there is a concreted parking area for two or three vehicles. From here is access to the lower yard around which the traditional buildings with planning consent lie.

Higher Yalberton Farmhouse and Barns

FLOOR PLAN IS FOR IDENTIFICATION ONLY AND NOT TO SCALE



Higher Yalberton Farmhouse and Barns

Traditional Barns with Planning consent for conversion

Comprising two buildings one with planning consent for two units, the other to be converted to provide a detached home.

Barn 1, (Identified as Units 1 and 2 on Planning Documentation)

When converted this substantial barn will provide two Residences which comprise:-

Unit 1

Entrance door to:-

Reception Hall with staircase to Half Landing/Corridor, double doors to Lounge/Dining Room and doors to Study/TV room, Cloakroom and Kitchen with access from kitchen to Utility Room.

Lounge/Dining Room with alternative door and glazed screen to kitchen and window to garden.

Kitchen with door from Hall in addition to access from lounge/ Dining Room.

Utility Room leading off kitchen.

Cloakroom with WC and hand wash basin.

Study/ TV Room.

Staircase from Reception Hall to **Half Landing** on upper floor with door to:-

Bedroom 3/Studio with steps up to Mezzanine bed space.

Stairs from half landing to first-floor landing.

Doors to:-

Master Bedroom with door to ensuite Shower Room.

Bedroom 2.

Family Bathroom.

Unit 2

Entrance Porch with door to:-

Reception Hall with staircase to first-floor and doors to:-

Living Room with door to TV/Study.

TV/Study.

Dining Room (off Reception Hall) with access to open plan **Kitchen.**

Rear Hall with doors to:-

Higher Yalberton Farmhouse and Barns

Utility Room

Coats Area

Cloakroom with WC and hand wash basin.

Staircase to first-floor.

First Floor Landing with doors to:-

Master Bedroom with two aspects and door to ensuite.

Shower Room (ensuite).

Bedroom 2.

Rear Landing

Bedroom 3.

Bedroom 4.

Family Bathroom.

Barn 2 (Identified as Unit 4 on the Planning Documentation)

When converted, this detached barn will provide one Residence comprising:-

Entrance Door to:-

Reception Hall with staircase to first-floor and doors to:-

Kitchen/Dining Room with French doors to garden.

Door from dining area to:-

Bedroom 1 with Double French window and wardrobe.

Bedroom 2 with Double French window and wardrobe.

Bathroom (off Hall).

Staircase to first-floor.

Living Room with gable window and Velux.

PLANNING

The freehold property is sold with benefit of planning consent and the Decision Notice and Conditions, full details and drawings are available on the Planning Authorities website which is:-

<http://www.torbay.gov.uk/>

Higher Yalberton Farmhouse and Barns

THE PLANS

Block drawings indicating the proposed accommodation of the individual barns are available to view at the agents offices.

TENURE

Freehold with Vacant Possession.

SERVICES

Mains Water, Electricity and Drainage are available

VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01803 863888

THE ILLUSTRATIONS.

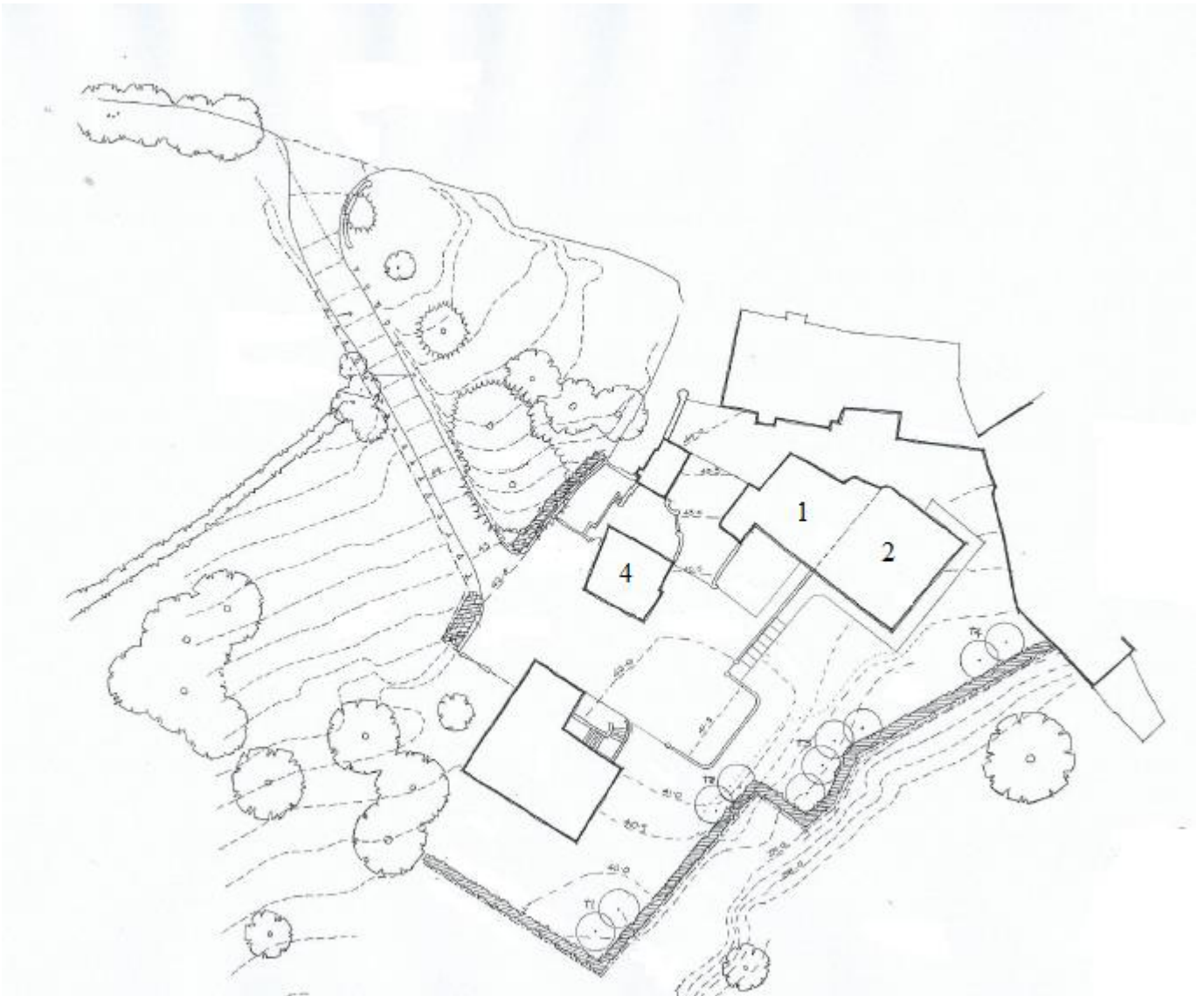
Within these particulars there are illustrations to aid prospective purchasers in making judgements on the barns, but these are not to scale and subject to a fresh planning application may even be possible to change. These artist impressions are sketched from Elevation Drawings incorporated within the current planning approval and on which there has been a commencement of works and for which the planning consent cannot now expire.

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Higher Yalberton Farmhouse and Barns

Site Plan



Higher Yalberton Farmhouse and Barns

Land Plan

The property comes with farmhouse, barns and 1.32 acres. The additional barn and 6.64 acres is available by separate negotiation.

