



Greenamoor Farm







# Greenamoor Farm

Week St. Mary, Holsworthy, EX22 6XG

Widemouth Bay 6 miles - Bude 8 miles - Launceston / A30 11 miles

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Attractive residential livestock farm with useful range of modern style farm buildings offering potential

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- Delightful Small Farm
- Approximately 31.89 Acres in All
- Productive Pasture Land
- Far Reaching Views
- Freehold
- Modernised Comfortable 3 Bed Bungalow
- Useful Range of Steel Framed Buildings (With Class Q Potential STP)
- Additional Land Available
- Close to Popular Surfing Beaches
- Council Tax Band: A

Guide Price £635,000

Stags Launceston

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## SITUATION

Greenamoor Farm lies close to the magnificent, rugged, north cornish coast with some of the best surfing beaches in the region such at Widemouth Bay and Bude. It lies just outside the thriving community of Week St Mary, which has a community store & Post Office, a church and public house. The 4 nearest primary schools are all rated as 'Good'. There is a thriving livestock market at nearby Holsworthy and Hallworthy. Access to the A30 dual carriageway, leading to the M5 is just 11.5 miles to the SE at Launceston. From the property, attractive far reaching rural views are enjoyed over predominantly unspoilt cornish countryside.

## DESCRIPTION

Greenamoor Farm, lies half a mile to the SE of Week St Mary, with no nearby neighbours. This 31.89 acre farm, benefits from a modernised comfortable 3 bedroom bungalow. There is a useful range of modern style farm buildings and various concrete yard areas. This productive livestock farm, benefits from 2 road accesses to the land and buildings, with the bungalow benefitting from providing a further access.

### The Bungalow:

The bungalow is party of Woolaway construction and having been modernised, offers comfortable accommodation, which is shown on the attached floorplan, but briefly comprises: Entrance lobby into Hall, Sitting Room with electric fire, Kitchen/Dining/Living Room with oil fired Rayburn. Wall and floor mounted kitchen units with worksurfaces over, single stainless steel sink and drainer, built-in electric oven and electric hob with extractor hood, built in fridge freezer and dishwasher. Built in storage cupboard and built in airing cupboard and loft hatch.

Utility room with wall and floor mounted units, worksurface over. Stainless steel 1½ sink and drainer. Oil fired boiler. Door to integral single garage. Rear Hall with walk-in storage cupboard, door to rear garden, WC with wash hand basin.

Corridor leading to family shower room, with modern white suite comprising WC, wash hand basin and large shower cubicle. Heated towel rail and the three double bedrooms.

To the front is a generous parking and turning area, a single integral garage and a steel clad garage/garden shed/workshop. To the rear is a small enclosed garden/patio area, with a washing line and appealing views over the farm's land to the rear. A pedestrian gate opens out in the field to the rear. Between the garden and the farmyard is a lawned area.





#### FARM BUILDINGS

The farm buildings comprise mainly steel framed buildings, many of which may have residential conversion potential under the Class Q Permitted Development.

In the corner of the field behind the bungalow is a: 14m x 5m Steel frame livestock barn with mono-pitched fibre cement clad roof, steel profile sheet cladding and concrete floor, internal partitioning and water connected. At the far end of this field there is also an 8m x 4m tin clad, pole barn field shelter. To the NE side of the bungalow is a: 9m x 3m Sheep handling pole barn with steel profile sheet cladding and a fibre cement roof.

In the Farmyard to the SE side of the bungalow are:

a 20m x 6.5m 4-bay steel frame, tin clad, open fronted barn, with part concrete, part soil floor and fibre cement roof. It is linked to a 14m x 13m 3 bay steel frame barn with concrete panels and timber boarding, muck boards, concrete floor and sheeted doors.

A 12m x 6m fully clad implement store with sheeted sliding door, mono-pitched roof. Steel profile sheet cladding, steel sheet roof and concrete floor.

A 12m x 6m fully enclosed implement store, with fibre cement roof, concrete panel and steel profile sheet cladding with large sheeted doors, sheeted pedestrian door, and concrete floor.

Around the buildings are stoned and concrete yard areas, leading to the land behind.

#### LAND

The land is comprised within 6 productive fields and could facilitate sub-division of the farm if desired. A stoned track leads from the rear of the farm buildings to the furthest fields to the South. The land is either level (near the farm buildings and the road) or SW facing at the southern end of the farm. In all the property extends to approximately 31.89 acres. There is an additional 15 acres available by separate negotiation. For further information, please speak to Stags Launceston office.

#### SERVICES

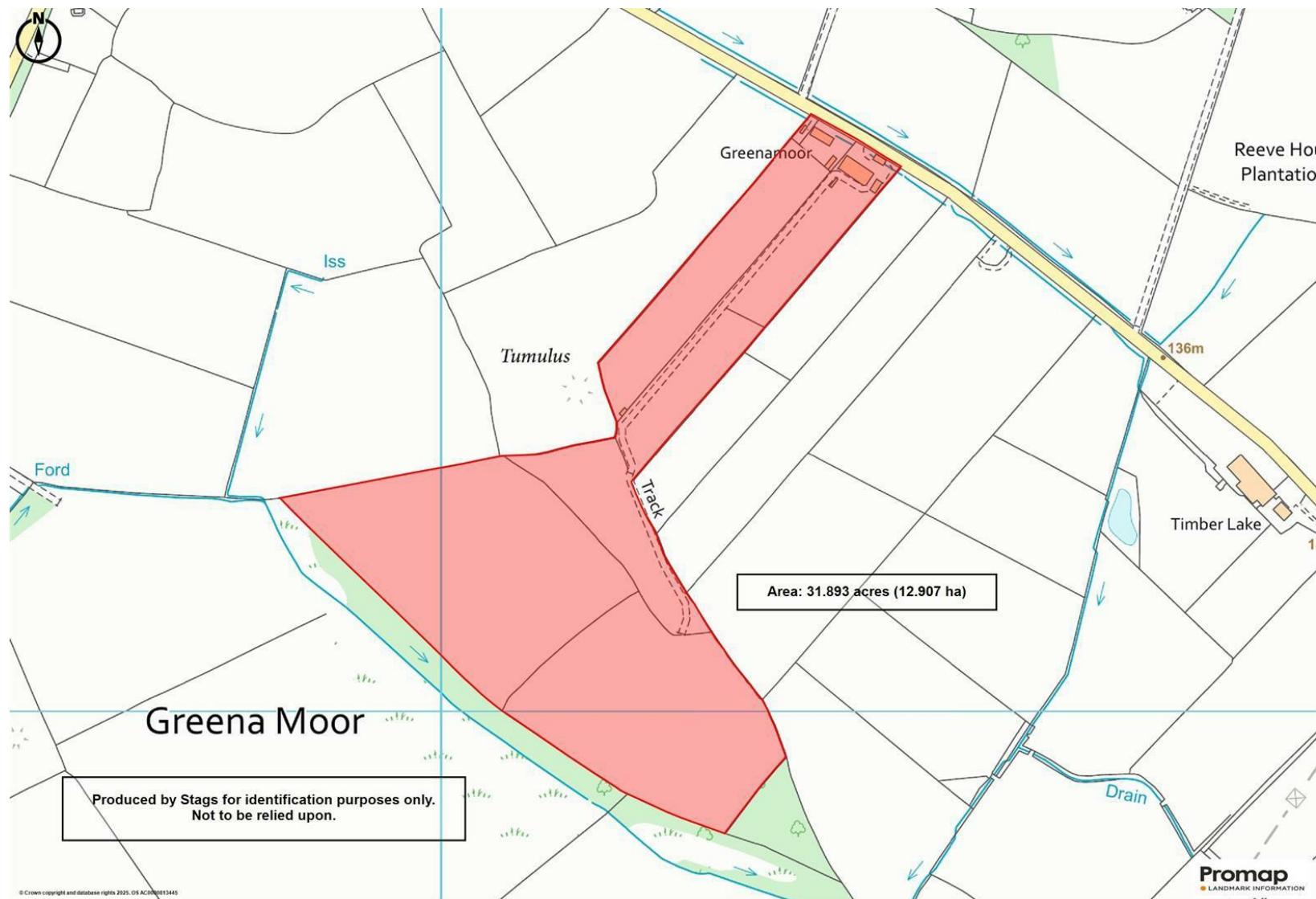
Mains water and electricity, private drainage, oil fired central heating. Some of the buildings have mains water and electric connected.

#### TENURE

Freehold with vacant possession upon completion.

#### AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The land was registered for the Basic Payment Scheme (BPS). This scheme has now finished. The farm is not currently entered into any environmental schemes, but has potential to.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PLANS AND BOUNDARIES

A plan, which is not to be relied upon, is on the back of the sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. The perimeter of the land is generally bordered by sheep proof fences. The farm enjoys a length of road frontage to the north.

## SPORTING AND MINERAL RIGHTS

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

## LOCAL AUTHORITY

Cornwall Council, New County Hall, Trelew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

## WAYLEAVES AND 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.

## RIGHTS OF WAY

No public footpaths cross the land.

## VIEWING

Strictly by prior appointment with the vendors appointed agent, Stags, Launceston Office (01566 774999)

## DIRECTIONS

What3Words: ///arise.much.contrived

Proceed out of Launceston along the B3254 in a northerly direction, towards Bude and Redposts. After about 8 miles take the left turning, (after West Curry and before Whitstone), signed Week St Mary 4 miles. Pass over the first crossroads and turn right at the T junction again signed Week St Mary. Proceed for 1.5 miles and the farm will be found on the left hand side, just after Cornish Tractors.



Approximate Area = 1283 sq ft / 119.1 sq m

Garage = 161 sq ft / 14.9 sq m

Outbuilding = 278 sq ft / 25.8 sq m

Total = 1722 sq ft / 159.8 sq m

For identification only - Not to scale

