



Cart Lodge Farm Barn



Cart Lodge Farm Barn

Liftdown, Launceston, Devon, PL15 9QX

A30 Lifton Junction 1.2Miles - Launceston 3.5 Miles

An affordable stone barn to modernise, with adjoining paddock.

- WITHDRAWN
- In Need of Complete Modernisation
- Courtyard Setting With Easy Access to A30
- Further Additional 15.25 Acres Available
- Attractive 3 Bedroom Stone Barn
- Opportunity to Extend Accommodation (STP)
- Auction Guide £225,000 - £275,000
- Adjoining Pasture Field - 3.87 Acres In All.

Auction Guide £225,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The end of the online auctions are scheduled for Wednesday 19th October 2022 at 6pm for lot 1 and 6:30pm for lot 3. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website [stags.co.uk](https://www.stags.co.uk) - Online Property & Land Auctions.

SITUATION

Cart Lodge Farm Barn lies within the picturesque Carey Valley, just on the Devon side of the Devon/Cornwall border. It forms part of an attractive courtyard, set back off the road. There is easy access to the A30 dual-carriageway just 1.2 miles away which provides fast links to Truro and Exeter. There is a good range of shopping, leisure and health facilities in nearby Launceston and the popular village of Lifton has a good range of local facilities including a "Good" primary school, as rated by OFSTED, a doctor's surgery and choice of restaurants. The highly acclaimed, award winning Lifton Farm Shop, is less than 2 miles away. The rugged North Cornwall coast lies just 18 miles to the north west.

DESCRIPTION

Cart Lodge Farm has many features throughout, including exposed timber beams and roof trusses. It is now in need of complete renovation, and the attached carport to the S and the attached store to the NW, both offer opportunities to extend the accommodation (STP). The accommodation is illustrated on the floor plan, but in brief includes: a hall, bathroom, large kitchen/breakfast room with a pantry and Rayburn stove, sitting room with a wood burner and a dining room, (currently used as a fourth bedroom), and 3 bedrooms on the first floor. Outside is a small front garden, car port, parking in the courtyard for several cars, an attached stone store and adjoining paddock - 3.87 acres in all.

ADDITIONAL LAND

15.25 acres of attractive gently undulating adjoining pasture is also being offered for sale as a separate auction lot. Please see attached plan and separate listing. This is accessed from a gateway up the lane.



SERVICES

Mains electricity and water, private drainage, electric immersion heater, oil-fired Rayburn supplying central heating and hot water,

FENCING

The neighbour shall erect a fence between Points A-B and C-D, as shown on the attached plan.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way. There are no public rights of way over the property. There are shared access rights over the drive into and through the courtyard.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction, or earlier by agreement.

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEE

The successful purchaser(s) of each lot will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit. An additional "administration" fee of £1,200 including VAT will be payable by the successful purchaser of each lot immediately after the auction. This will be separately invoiced by Stags. The purchasers shall also reimburse the vendor the cost of the searches carried out (split between the lots sold).

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Due to Covid precautions we are not making it available for inspection at Stags offices Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

VENDOR'S SOLICITORS

Pam Johns of Coodes Solicitors, 4 Bodmin Street, Holsworthy, Devon, EX22 6BB. Tel: 01409 255902 Email: pam.johns@coodes.co.uk

VIEWING

Strictly by prior appointment with the vendor's appointed Agents, Stags Launceston Office on 01566 774999.

DIRECTIONS

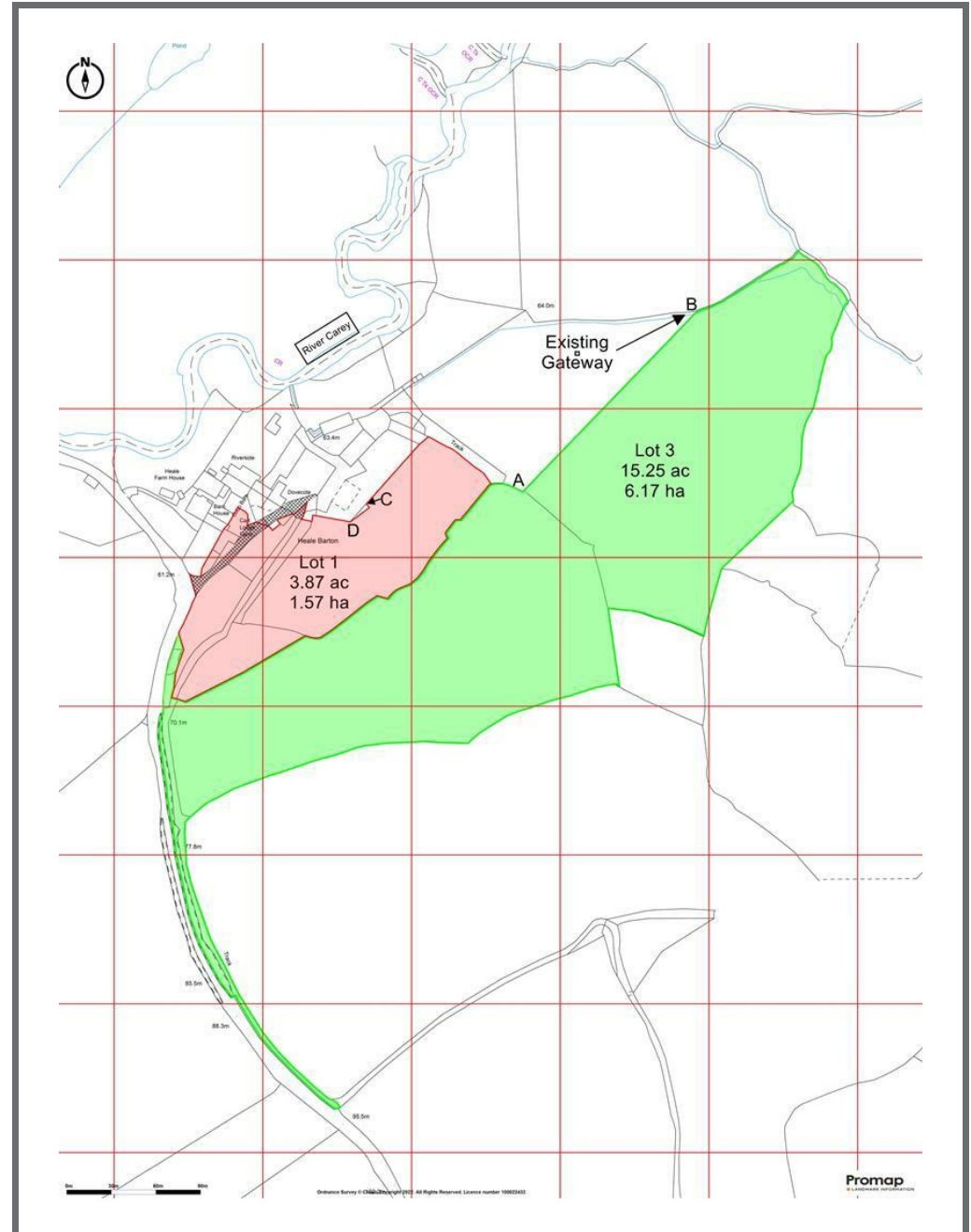
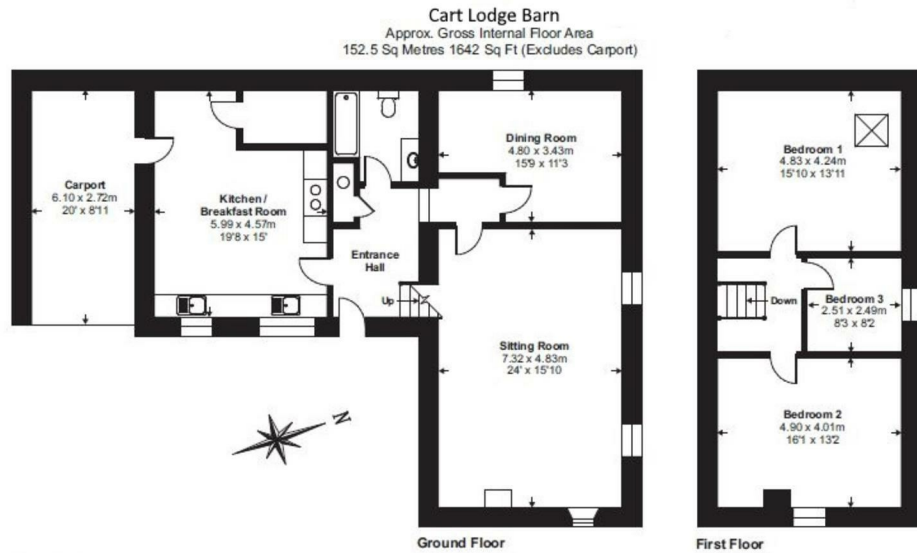
What3Words: ///between.mocking.parkland

From Launceston proceed along the A30 towards Exeter for approximately 3 miles, and take the exit signposted to Lifton/Liftondown and Tavistock. Turn right off the junction and follow the road for a short distance, taking the first left hand turn. At the next T junction turn left and proceed down the hill for approximately 1 mile. At the bottom of the hill, as the road sweeps to the left, turn right into the driveway. The farmstead is immediately in front of you Cart Lodge Farm Barn is on the left at the entrance to the courtyard. The land that goes with it, is at the top of the bank on the right. A For Sale board has been erected.

DEFINITION OF GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the Lot at Auction. We expect the Reserve will be set within the Guide range. Guide price(s) may change at any time prior to the Auction.





Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



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

Current: 12

Potential: 82



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