



T A L L A N D B A R T O N F A R M



Talland Barton Farm

Talland, Looe, Cornwall PL13 2JA

Polperro 3.5 miles • Looe Railway Station 3.9 miles • Plymouth 25 miles

A wonderfully located residential farm 300m from popular Talland Bay Beach near Polperro

- Imposing 5 bedroom farmhouse, with two letting flats attached. Area of garden with possible development potential.
- Farmyard development opportunity with expired planning consent for two good sized barns for residential conversion.
- Derelict isolated farm building and generous length of road frontage.
- 29.78 acres of arable quality pasture land and 15.9 acres of sloping rough grazing/environmental land.
- **In all approximately 55.1 acres (22.30 hectares).**
- **Available as a whole.**
- **Guide £1,100,000.**



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Situation

Talland Barton Farm enjoys an enviable position 300m from the beach in the quiet hamlet of Talland, in an Area of Outstanding Natural Beauty, on the Cornish south coast. The hamlet includes an ancient church, a scattering of houses and cottages, two cafés near the beach and the exclusive Talland Bay Hotel. It lies between the popular fishing village of Polperro and Looe, which both have more extensive amenities and in particular numerous pubs and restaurants. Looe has both primary and secondary schools (both rated Good by Ofsted), a railway station, with branch line serves connecting to Liskeard. The City of Plymouth is within easy reach and offers a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports (32 miles and 68 miles respectively).

This pocket of East Cornwall is popular for those with an interest in kayaking, sailing, fishing, and many other water sports, as well as those who enjoy walking either the South West Coast path or walking or riding the wilder areas of Bodmin Moor (14 miles). The championship golf courses of St Mellion are just 19 miles away.

Introduction

This wonderfully located 55.1 acre residential farm, is available as a whole.

The Farmhouse

An imposing 5 bedroom farmhouse, now requiring some renovation with two attached letting apartments (that could be reincorporated within the main dwelling), together with attractive gardens,

The farmhouse is a substantial rendered two storey detached dwelling under slate roofs, now arranged as a 5 bedroom principle dwelling with two adjoining letting apartments, one 2 bedroom, one 3 bedroom, let under ASTs. The apartments enjoy their own separate private access. The farmhouse has been managed as a B & B business in the past and has obvious potential for this in the future if further additional income is attractive to the new owner. The property would benefit from some renovation.

A floor plan illustrates the layout, but briefly the accommodation comprises:



A porch leads into a tiled entrance hall with timber wall panelling, under-stairs cupboard, stairs rising to the first floor and doors leading to the main ground floor rooms. The kitchen has a tiled floor, exposed timber ceiling joists and wall and floor mounted units with work surfaces over. A ceramic hob with filter hood over and a built in double oven and an oil fired Aga. On the far side of the kitchen is the utility room which has a number of wall and floor mounted units with worksurfaces over, plumbing for a washing machine and a door to outside.

The atmospheric dining room has exposed ceiling timbers and part timber wall panelling. The sitting room is a light and airy room with a feature stone fireplace and a picture rail. A rear hall that used to access the ground floor apartment is now used for storage.

On the first floor there are 5 bedrooms and 4 shower/bathrooms, (3 of which can be used flexibly as en suite or as family bathrooms).

Ground Floor Apartment

(Known as Lilac), this self-contained 3 bedroom apartment is accessed from the front garden and comprises a kitchen, sitting room, 3 bedrooms

and a family bathroom. It is currently let on an AST agreement.

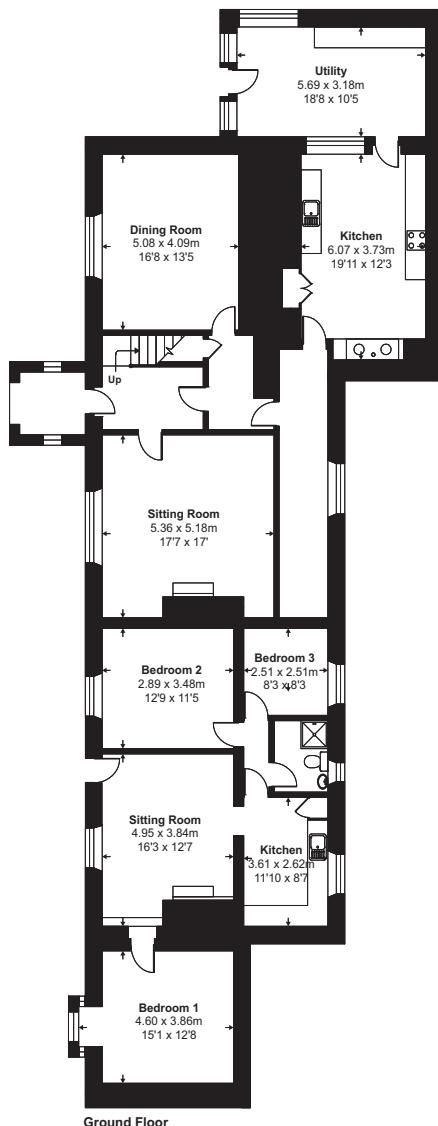
First Floor Apartment

(Known as Rosemary) is accessed from external steps. A front door leads into an open plan kitchen/living room, leading into a rear hall, shower room, bedroom 1/sitting room and bedroom 2 which has a wash hand basin. This is also let on an AST agreement.

The Gardens

An attractive, private and mainly lawned garden is enclosed by a roadside stone wall. The lawns are on two levels with both levels having their own access, gravelled parking and turning area, with the upper parking area serving the apartments. There are a number of borders and flower beds and some rather magnificent mature trees. To the eastern side of the apartments is a further garden area with two greenhouses and a third access. This may also have some development potential.

Talland Barton Farm Main House



The Farmyard

Adjacent to the farmhouse and with its own private access is the farmyard development opportunity with expired planning consent for two good sized barns for residential conversion. Behind Barn 2 there is a former manege.

Conditional Planning Consent was granted by Cornwall Council on 2nd March 2017 (Application Number: PA 16/10719) for "The conversion of two redundant barns into residential use." A copy of the Decision Notice and some of the approved plans is available from Stags upon request. (One of the two barns has had a previous planning consent expire which was effectively renewed by the 2017 consent). Buyers must form their own opinion on whether consent will be renewed.

Barn 1 (nearest the road) is an 'L' shaped courtyard of barns with a proposal to demolish the more modern style buildings and convert into a 2 storey, 4 bedroom dwelling. Barn 2 sits at the back for the farmyard in an elevated position and had consent for conversion to a 2 storey 5 bedroom dwelling. The buildings are currently used as stabling, feed and machinery storage. Given the close proximity of the farmyard to the farmhouse, the farmyard could have a number of alternative uses, subject to obtaining any necessary consents.

Land

The land extends to 55.1 acres in all and ranges from level productive pasture, ideally suited to livestock and equestrian grazing, with long road frontage, to a steeper run of rough grazing/environmental land.



The more productive land (29.78 acres) is all seeded to pasture, but given the free draining nature and quality of the soil, it is equally suitable for growing a range of arable crops. It is classified as Grade 3 on the Agricultural Land Classification maps. Just set back from the road is a small yard area with a derelict portal frame style farm building. (Please note Class Q PD rights do not apply in AONBs). This land is relatively level or gently south west facing.

Along the western side of the farm is an area of less productive steeper land, (23.06 acres). Some of this area is now wooded and runs down to a small stream and the back of the Smugglers Rest café. Having been extensively managed in recent years much of it is in the early stages of re-wilding, increasing the environmental value, particularly in the summer when it is a haven for an extensive range of flora and fauna. Its very peaceful position benefits from fantastic sea views over the cove and would make an excellent area for children to make camps and run wild or perhaps for more civilised adult picnics.



General Remarks

Services

Mains water (free - legal obligation for The Bay to provide). Most of the land is naturally watered. Mains electricity, Septic tank drainage. Oil fired central heating fed radiators. Ofcom's website states both Standard and Superfast Broadband (with speeds up to 80Mbps) are available to the part of the hamlet where the farmyard is.

Tenure

Freehold with vacant possession on completion, except the 2 apartments are sold subject to Assured Shorthold tenancies.

Agricultural & Environmental Subsidies

The land is registered for the Basic Payment Scheme (BPS). The relevant entitlements are not held by the joint vendors, but we believe can be purchased separately. There are no environmental schemes that affect the farm.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 123 4100.

Sporting And Mineral Right

The sporting and mineral rights, such as they are owned, are included within the sale.

Fixture And Fittings

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

Wayleaves & Rights Of Way

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment or water or drainage pipes affecting the property. The property is also sold subject to and with the benefit of any public or private rights of way. The Ordnance Survey Plan shows no public rights of way cross the property, except for a single footpath running north, around the western edge of the most eastern field.

Plans & Boundary Fences

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

Warning

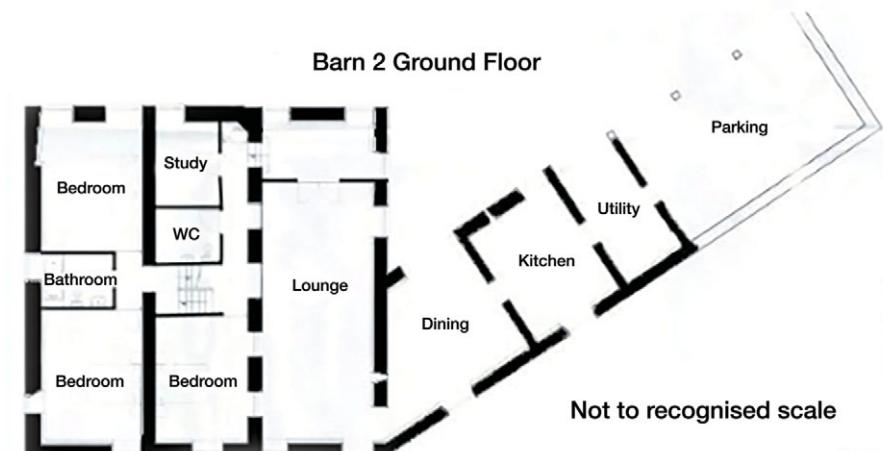
Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock or on any uneven ground. We are also aware of some areas of Japanese Knot Weed alongside both sides of the stream (not near any buildings)



Barns



Barn 1 Ground Floor



Barn 2 Ground Floor



Viewing

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

Directions

From Looe, head west towards Polperro along the A387. At the top of the hill turn left signed Talland and Portloe. Talland Barton Farmhouse and farmyard will be found on the right, after 1.3 miles, opposite the church. A For Sale board has been erected.

Disclaimer

These particulars are a guide only and should not be relied upon for any purposes.

