



G U L L A C O M B E F A R M



Gullacombe Farm

Bray Shop, Callington, Cornwall, PL17 8QJ

Bray Shop 1.5 Miles • Callington 5.5 Miles
Launceston/A30 7.0 Miles

A wonderfully private and diverse residential farm situated as it is at the end of its own private lane, between Callington and Launceston

- Imposing Grade II Listed, lovingly restored 4 bedroom historic farmhouse, believed to date back to the early eighteenth century
- 1 bedroom detached single storey annex and 2nd detached annex / timber cabin / home office
- An exceptional pair of stone barns accessed on two levels
- Further range of both traditional modern style barns, outbuildings and stores
- Productive predominantly Grade 3 undulating pasture land and two main wooded areas extending to 15.4 acres
- A wide range of rich and interesting conservation features in addition to the woodland, including a wildlife pond, 2 ancient restored orchards, a rich wildflower meadow adjacent to the farmhouse, generous frontage along the River Inney and two of its tributaries and an attractive water meadow

The whole farm extends to 90.76 acres (36.73 hectares)



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Situation

Gullacombe Farm enjoys an enviable position situated as it is at the end of its own private lane, surrounded by its own land, with no public rights of way, well off the beaten track and nestled within rolling hills and woodland, offering seclusion, total privacy and peace.

The farm is situated on a knoll between two tributaries of the River Inney, with the streams themselves forming its boundaries to the east and (partly) to the west, and the River Inney its boundary to the north. There are numerous local villages offering a range of local amenities. The nearest is Bray Shop, but Treburley, Stoke Climsland and Coad's Green within easy reach. The two nearest primary schools in Treburley and Stoke Climsland, and nearby Duchy Collage are all rated Good by Ofsted. The Springer Spaniel pub in Treburley gets excellent reviews for its popular menu. The nearby towns of Callington and Launceston are within a short drive and both offer more extensive shopping, leisure, education and health facilities. The A30 at Launceston provides dual carriageway access to the cathedral cities of Exeter and Truro.

This pocket of East Cornwall is popular for those who enjoy walking either locally or on Bodmin Moor or Dartmoor. The championship golf course of St Mellion is just 9 miles to the south and popular beaches on the south coast at Looe and Seaton are less than 19 miles away.

Introduction

This wonderfully located 90.76 acre residential farm, believed to date back to 1175 and is available as a whole.

The historic and imposing Grade II Listed 4 bedroom farmhouse, has been lovingly restored by the current owners. It is a substantial stone two storey detached dwelling with hanging slates on the southern elevation, under slate roofs. There are numerous characterful features throughout the property, including exposed timber beams, large flagstone floors, a delightful stone trough in the hall, with the original hand pump and a working tap with pumped water from the well beneath it, a scullery with granite salting sink. One of the vendors has a keen interest in decorative tiles and all three bathrooms and the splashback behind the aga are decorated by feature tiles, some of which are William De Morgan tiles, William Morris style tiles and some have been designed by our vendor herself.

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

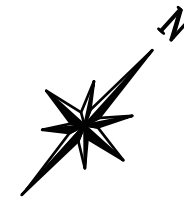


A covered porch leads into an airy entrance hall with an impressive granite flagstone floor, stairs rising to the first floor, an under-stairs cupboard, WC and doors leading to the main ground floor rooms and the front garden. The kitchen has a flagstone floor, exposed timber ceiling joists and a large inglenook fireplace under a huge granite lintel, enclosing an electric triple aga and an illuminated feature tile splashback. There are painted timber kitchen units with timber work surfaces over and shelves above. A freestanding

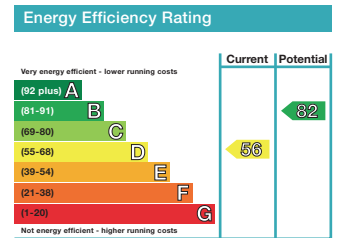
unit incorporating a separate ceramic hob and electric oven and full height Bosch freezer and fridge can be included.

Off the hall is a dining room, with exposed beams and a fireplace. Steps lead down to a study with exposed beams, a large shelf unit and a door to the driveway. The scullery has a Belfast sink, plumbing for a washing machine and a covered granite salting sink. The sitting room has a feature fireplace with a woodburning stove.

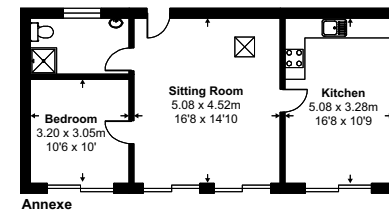
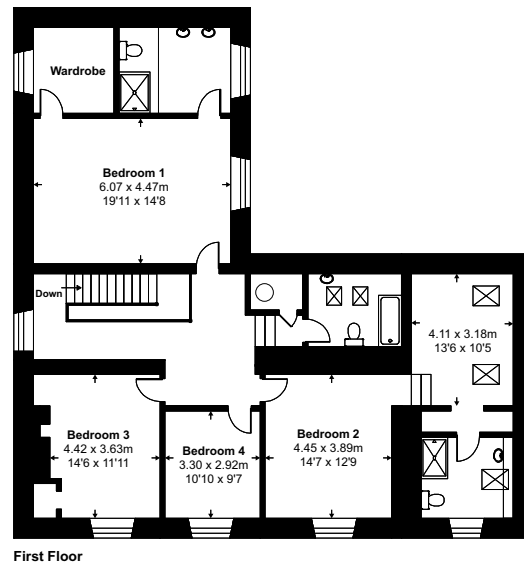
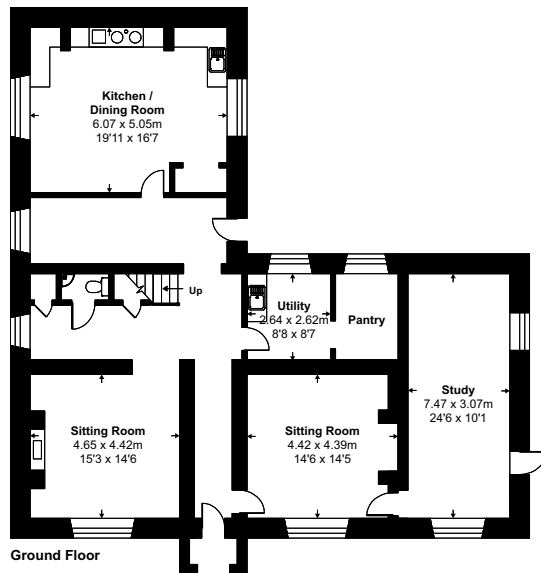
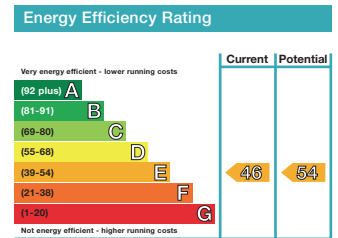
On the first floor there is a large airing cupboard accessed from a generous sized galleried landing with doors to a family bathroom, 3 generous sized bedrooms and a master suit which includes a large bedroom, an en-suite shower room with 'his and hers' wash-hand basins and a WC, and a dressing room with hanging and shelf storage space. Bedroom 2 has anteroom leading to an en-suite shower room and a door to external stone steps down to the driveway.



Gullacombe Farm



Annexe







The Gardens

An attractive relatively level garden wraps around the farmhouse, with a terraced lawned area to the front/south. A mature wisteria grows over a pergola providing a welcome shady seating area. A large paved terrace lies to the west, with a small 'hobbit house' cut into the bank housing a water storage tank. There are two attractive stone water features, a summer house and raised vegetable beds. There is adequate parking on the northern side and an attractive old stone building formerly used as pig sties, but now providing useful storage.

The Old Cart Shed

A single storey former old cart shed, a short way away from the main house has been sympathetically converted to providing ancillary 1 bedroom accommodation for guests or with the potential for holiday lets.

Large Timber Chalet

A well-insulated single storey building, has principally been used as a writer's studio, with an open-plan layout and a small kitchen and WC. It sits in a private position overlooking a wooded valley and offers annex or holiday letting opportunities, subject to any required consents.

Barns and Outbuildings

There is a good range of traditional, largely stone buildings. The most impressive are a pair of historic 'L' shaped double height stone barns, with ground-level access to both storeys. The old buildings have not been spoilt and have a very long history of use as cow byres, stables for working horses, pig sties, corn stores etc (still with ancient threshing floor). These now offer potential for various uses subject to any required permissions.

In addition to the numerous older buildings, there is a practical 4 bay timber framed implement store and a fully enclosed secure large workshop/project building.

Land

The land comprises mainly productive Grade 3 pastureland that is equally suitable for arable cropping. It has been organically farmed for a number of years. The fields are all well fenced and watered from the farm's borehole water supply. Most of the land is relatively level, with some steeper areas sloping down to the water courses that form 3 of the 4 boundaries. There is a lovely large level water meadow running along the river on the northern boundary.

The ancient woodland is comprised in 2 main areas and is especially inspiring in the springtime, with many areas of bluebells, primroses, violets and wood anemone. Some red-listed plants have been identified, including the Cornish bladder-seed. There is an abundance of wildlife. Foxes, badgers, stoats, roe deer and red deer are frequently seen around the farm. There is a large pond with water lilies, many newts, toads and frogs and various beetles. The pond is frequently visited by otters, herons, kingfishers and many species of damselflies and dragonflies. As well as the obvious rich wildlife and conservation features across the farm, there are many areas ideal for more recreational activities, including opportunities for children to make camps, raft building, fishing or to run wild or perhaps for more civilised adult picnics or private circular dog walks of ranging lengths.







General Remarks

Services

The whole farm, except the farmhouse is watered from a filtered and pumped bore hole supply, with an historic, back-up pumped spring fed supply. The farmhouse has its own pumped well supply and both the annex and farmhouse have their own septic tank drainage systems. The cabin has a soakaway system. Main electricity is connected to most of the buildings. The farmhouse has central heating fed radiators with an almost new external oil fired boiler. Broadband is supplied by a Vodaphone 4G system (Generally delivering good speeds up to 26Mbps.

Tenure

Freehold with vacant possession on completion.

Agricultural, Environmental and Energy Subsidies

The land is registered for the Basic Payment Scheme (BPS). The relevant entitlements can be purchased separately. As well as being registered Organic, the farm is also entered into an environmental stewardship scheme. There are two modest solar photovoltaic arrays, near the farmhouse generating a useful income. Further details on all these matters are available upon request.



Local Authority

Cornwall Council:

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

Sporting and Mineral Rights

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

Fixtures 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. Unusually, the Ordnance Survey Plan shows no public rights of way cross the property.

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, watercourses or on any uneven ground.

Viewing

Strictly by prior appointment with the vendor's appointed Agents, Stags Launceston Office on 01566 774999. Please be aware you may be filmed on security CCTV whilst viewing.

Directions

What3Words are winters.dumpling.mural.

From Launceston/A30 proceed south towards Callington on the A388 for approximately 7 miles. 2 miles after passing the Springer Spaniel pub, turn right at a crossroads, opposite the sign for Duchy College, signed Bray Shop 1 mile. Continue to the end of this road and turn right and then right again after about 30m. Continue for half a mile and fork right at the first opportunity. Continue for almost a mile along this lane and on a sharp left hand corner, take the turning on the right, signed Gullacombe Farm. A Stags For Sale board has been erected at this junction.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose. All measurements are approximate.

