



Hernafor Farmhouse Harbertonford, Totnes, Devon TQ9 7HY

A substantial Grade II Listed farmhouse with 14.3 acres in need of modernisation, near Totnes, for sale by online auction

Totnes: 4.3 miles, A38: 7.7 miles, Kingsbridge 9.1 miles

- Accommodation of over 4,800 sq ft
- A highly convenient and sought after location
- Requires complete refurbishment and modernisation
- For sale with two paddocks and walled garden
- No onward chain
- Freehold
- Council Tax Band F

By Auction £575,000

01803 865454 | totnes@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is Thursday 2nd November 2023 at 5.00 pm. 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.

DESCRIPTION

This substantial period farmhouse is offered to the market for the first time in some 100 years. The property is Grade II Listed and enjoys a good view over the paddock to the front and over the paddock to the rear. The farmhouse displays many Georgian features with symmetrical sash windows to the front with tall ceiling heights and ceiling cornices. The sale of Hernaford Farmhouse offers the buyer a fantastic opportunity to create a large country house on the edge of Harbertonford, near the very popular historic town of Totnes.

ACCOMMODATION

From the gravelled drive to the front a few steps lead through a portico and into the main hallway. To either side of the hallway at the front, there are two large reception rooms with large sash windows and working shutters to either side. Both rooms have fireplaces, one with an Ashburton marble surround. At the far end of the hall is a study with a fireplace and the kitchen which enjoys a sash window overlooking the southern aspect of the garden. From the kitchen a doorway leads to the rear hall with access to the secondary set of stairs to the first floor. Door to a further room which would, presumably, become a utility room. There is a doorway with a flight of stairs leading down to the cellar, which also has a doorway to outside. From the kitchen there is a step and door down into a further room with sink and fireplace and a door to outside.

The stairs lead up to the landing, passing a very tall sash window with a stunning view over the rear walled garden and paddock behind. There are five bedrooms on the first floor, four of which have blocked fireplaces and some with the original storage cupboards. There is a small family bathroom. A

doorway provides access, via a further flight of stairs, up to the second floor where there are three further rooms and access to storage in the roof eaves. This floor could quite easily be converted into further accommodation, if required.

OUTBUILDINGS

There are a small range of stone outbuildings accessed from the rear of the kitchen, or from the path leading around the side of the house. Subject to consent, these buildings could be converted into hobby or office rooms.

On the eastern side of the house there is a mobile home which was occupied until fairly recently and has been on the farm for many years. Whilst the footprint of the building is valuable, the building is most likely going to be removed with the renovation project of the house.

GARDENS & GROUNDS

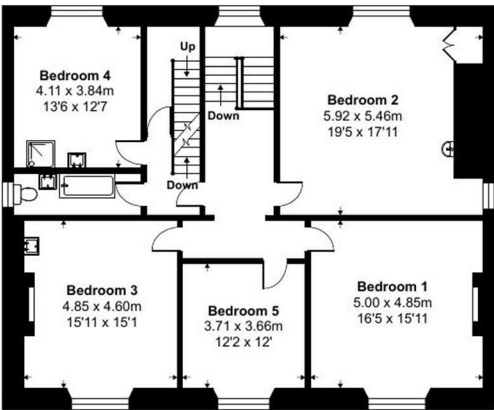
Hernaford Farmhouse benefits from a stone walled garden to the rear which faces south. The garden includes some mature trees including a few apple trees. There is an archway through the walled garden which leads upto the upper paddock which extends to about 8.3 acres. From the top of the paddock there are fantastic views around the surrounding countryside. This paddock can be accessed from the track running along the western boundary. To the front of the house is the paddock of 5 acres with some cast iron fencing bordering the drive. There is a gateway off the gravelled lane for access, which the current farmer uses to access the field above this paddock. Please note that the farmer will continue to access his field through this paddock.

The area fenced in a rectangular shape (and hatched blue on the sale plan) will be sold with the farm, but the use of this area will continue to be used by the farmer until the end of his Tenancy. Once the tenancy has ended, in approximately eighteen months' time, the farmer will cease to occupy this area.

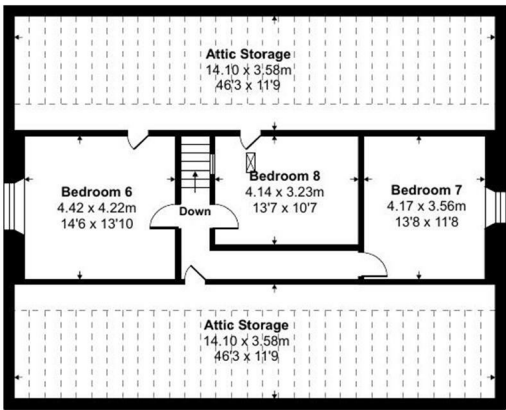
DIRECTIONS

From Totnes proceed through Harbertonford on the A381 and after about 1/3 mile, the farmhouse will be seen on the right handside across the valley. Take the right hand lane which leads down to Hernaford Farmhouse.

Approximate Area = 4842 sq ft / 449.8 sq m
Limited Use Area(s) = 787 sq ft / 73.1 sq m
Store(s) = 243 sq ft / 22.6 sq m
Total = 5872 sq ft / 545.5 sq m
For identification only - Not to scale

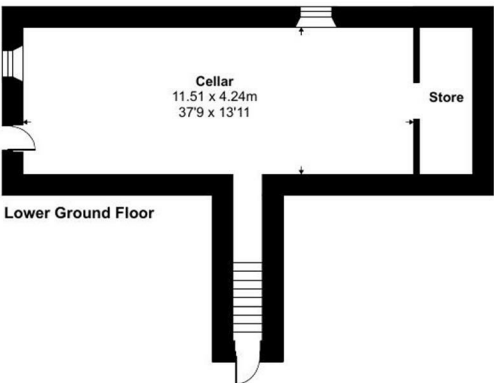
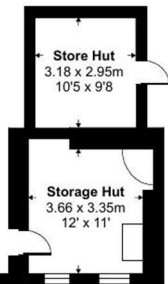


First Floor

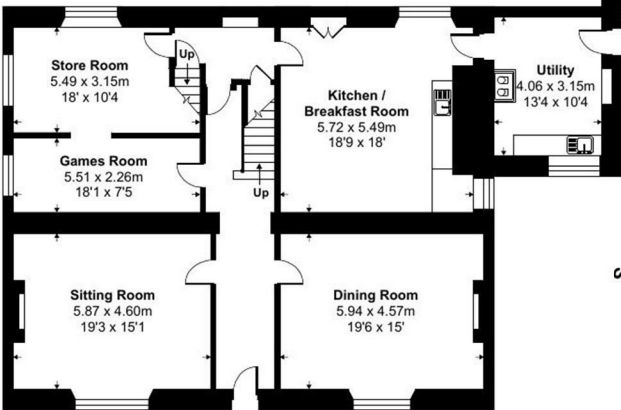


Second Floor

Denotes restricted head height



Lower Ground Floor



Ground Floor



SERVICES

Borehole water supply currently, but a mains water connection will be connected. Metered underground LPG tank central heating. Mains electricity together with a private septic tank drainage system.

PROOF OF IDENTITY

Under 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 AND ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Please follow this link to get to the listing on Bamboo Auctions to find the auction pack: <https://app.bambooauctions.com/property/hernafor-farmhouse-harbertonford---totnes-4010676>

SOLICITOR ACTING

Matthew Clarke at Windeatts, Totnes. 01803 862233

AUCTION END DATE AND TIME

The auction end date is Thursday 2nd November 2023 at 5.00 pm.

COMPLETION DATE

The completion date will be as dictated by the solicitor which is twenty working days after the auction and included in the legal pack.

DEFINITION OF AUCTION 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 or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITION OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk



@StagsProperty



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			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
		65	15
England & Wales		EU Directive 2002/91/EC	

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

stags.co.uk