



Lower Creason Farm

Mary Tavy, Tavistock, Devon PL19 9ND

KIVELLS

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Mary Tavy, Tavistock, Devon, PL19 9ND

Guide price £1,250,000

- Traditional 4 bedroom farmhouse
- Superb collection of traditional and modern outbuildings
- Productive pasture, woodland and amenity/conservation land
- No public rights of way
- Within Dartmoor National Park
- Frontage to the River Tavy
- In all about 83.66 acres





Situation

Lower Creason Farm is situated in an attractive and peaceful rural position within the parish of Mary Tavy, on the western side of Dartmoor in West Devon. The property lies close to the hamlet of Horndon, approximately 2 miles north-east of Mary Tavy and within convenient reach of the historic market town of Tavistock, which provides a comprehensive range of shops, schools, professional services and other amenities. The surrounding countryside is characterised by traditional farmland, woodland and open moorland. The farm occupies a particularly scenic location close to the western fringes of Dartmoor National Park, providing ready access to the extensive recreational opportunities and distinctive landscape of the moor. Despite its rural setting, the property benefits from good accessibility to the wider road network, with the A30 readily accessible at Sourton Cross, providing a direct connection to Exeter and the M5 motorway.

Description

Lower Creason Farm occupies a peaceful rural position on the western fringes of Dartmoor National Park, enjoying far-reaching views across the National Park and its open moorland landscape.

Set within approximately 83 acres, the farm comprises a four-bedroom farmhouse, a range of traditional and modern farm buildings, good-quality pasture and areas of woodland, scrub, amenity and biodiversity land.

The farm is versatile, providing opportunities for a variety of farming enterprises, while being equally well suited as a lifestyle holding from which to enjoy its exceptional position and Dartmoor views.

Accommodation

Lower Creason Farmhouse is a detached, two-storey dwelling of traditional construction beneath a slate roof, providing approximately 1,392 sq ft of accommodation.

The ground floor is approached through an entrance porch, opening into the principal living accommodation. At the heart of the house is a sitting/dining room, with a separate living room incorporating a fireplace. The kitchen lies to the rear, while a separate office provides useful further space. A ground-floor WC completes the accommodation on this level.

On the first floor are four bedrooms arranged around a central landing. Bedroom four benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

The house occupies an established and elevated position within the farmstead, with the traditional buildings, yards and farmland immediately surrounding it and views across the adjoining countryside towards the western fringes of Dartmoor.

Floor Plan



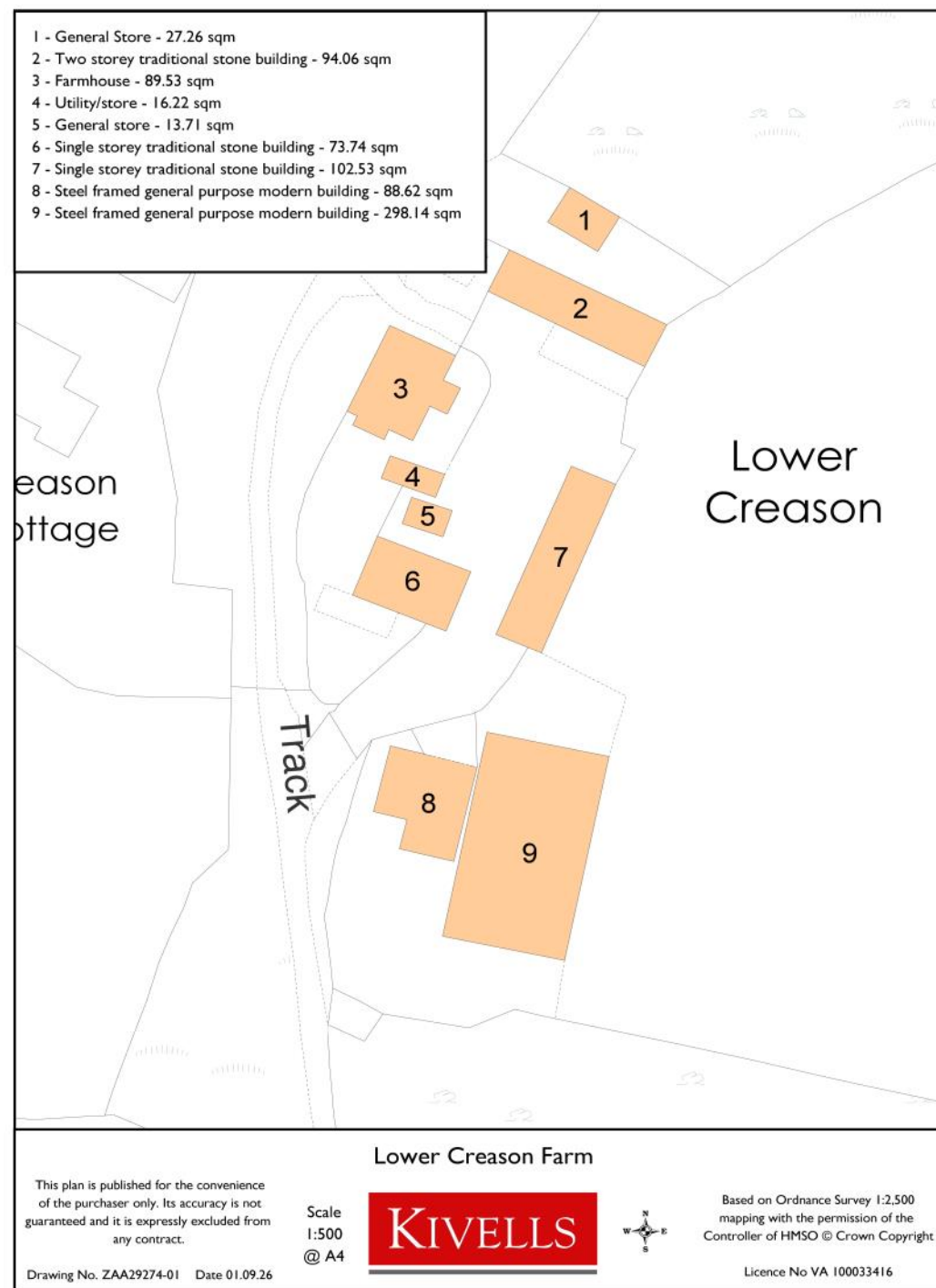
For identification purposes only, not to scale

Total area: approx. 129.4 sq. metres (1392.5 sq. feet)



The Farm Buildings

The farmstead includes a useful range of traditional stone and modern agricultural buildings, arranged around a central yard which forms an attractive courtyard setting alongside the farmhouse. The traditional buildings provide useful livestock and storage accommodation and, given their character and arrangement, may offer potential for alternative uses, subject to the necessary planning consents. The larger modern buildings provide further accommodation for livestock, fodder, machinery and general agricultural storage. The buildings are conveniently positioned at the heart of the holding, with good access to the surrounding land via the internal tracks and yards.



The Land

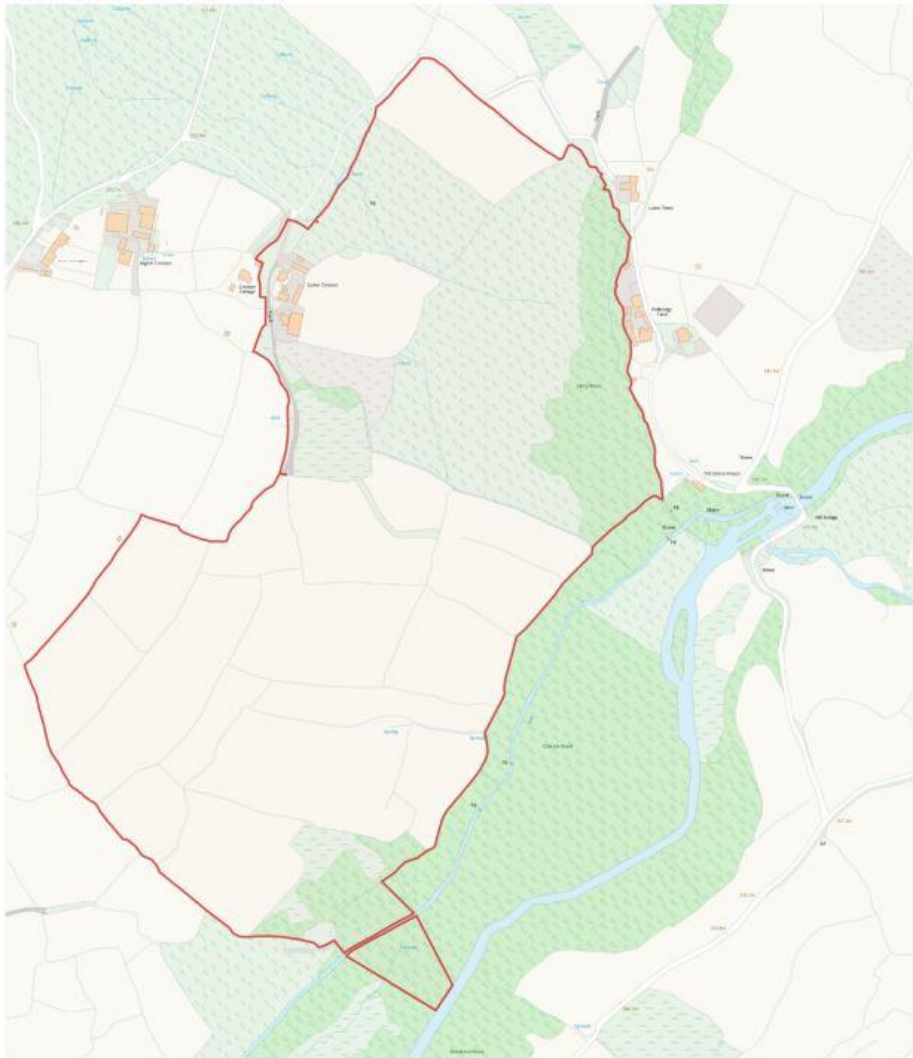
The land extends to approximately 83 acres in all and comprises a diverse mixture of good-quality permanent pasture, rough grazing and woodland. The pasture provides useful grazing and mowing ground in support of the current livestock enterprise, with fields divided by a mixture of traditional Devon banks, hedgerows and other established boundaries.

The land is interspersed with mature trees and areas of woodland, providing shelter for livestock as well as landscape, amenity and ecological value.

Beyond the more productive pasture are areas of rougher grazing and these areas naturally add considerably to the diversity of the holding and provide opportunities for wildlife habitat, conservation and biodiversity enhancement alongside continued agricultural use. There is also direct access to the River Tavy.



Land Plan



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Important Information

Method of sale: The property will be offered for sale by private treaty.

Tenure: The farm is freehold with vacant possession upon completion.

Services: Private water supply via a borehole to the house. A separate private supply via a well serving the buildings and land. Mains electricity. Private drainage. Oil fired central heating.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Grazing Rights: The sale will include the benefit of grazing rights over the adjoining common land, providing additional grazing opportunities in conjunction with the holding. These extend to 90 livestock units (200 sheep and 40 cattle). Further details are available from the selling agents.

Stewardship Agreement: The farm is entered into both a Mid Tier Stewardship agreement and SFI. Further detail available from the selling agents.

Local Authority: Dartmoor National Park.



EE Rating - F



Council Tax Band - D



Directions

What3Words - /// customers.quibble.blurred

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Viewings strictly by appointment only

Please ring **01392 252262** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website **www.kivells.com**.



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