



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Clamoak Farm

Weir Quay

PL20 7BU



**Guide Price - £850,000**



Changing Lifestyles

01822 600700

# Clamoak Farm, Weir Quay, PL20 7BU



- Six-bedroom detached Victorian farmhouse
- Approx. 1.7 acres of private grounds
- Beautiful views towards the weir
- Wealth of original character and charm
- Generous reception rooms with woodburners & open fire
- Private drive with plentiful parking
- Detached double car port, orchard & wildlife pond
- Cherished by the same family for over 60 years
- Incredibly rare location with weir views
- EPC - TBC



Approached via a private drive, Clamoak Farm is an impressive six-bedroom detached Victorian farmhouse, occupying a wonderful position within approximately 1.7 acres of established grounds. Properties in this sought-after location rarely come to the market, making this a particularly exciting opportunity to acquire a home with genuine character, history and the scope to create something truly special.

The current owners have called Clamoak Farm home for over 60 years, and the property has retained a wealth of original charm and character throughout. A private drive leads to the handsome Victorian veranda and welcoming entrance hall, where doors open into the principal reception rooms and one of the property's two staircases rises to the first floor.

The front sitting room is a beautiful dual-aspect space, enjoying views towards the weir and featuring a woodburning stove, creating a warm and inviting room in which to relax. The hallway leads through into the main living room, which benefits from an open fire and provides another generous space for family life and entertaining.

From the living room, the accommodation continues into the dining room, where the original slate flooring and woodburning stove add to the property's period character. This leads through to the kitchen/dining room, while there is also a useful utility area, shower room and second staircase, adding practicality and flexibility to the layout.

Upstairs, there are six well-proportioned bedrooms, including one with its own en-suite shower room. The impressive family bathroom is particularly generous in size and features both a bath and separate shower.

Outside, the property is surrounded by attractive and varied grounds extending to approximately 1.7 acres. The private drive provides plentiful parking and leads to an outside store and detached double car port. The grounds include an established orchard, wildlife pond and areas of garden, with views towards the weir and plenty of space to enjoy the peaceful surroundings. There is also considerable scope for the gardens to be further developed according to individual tastes and requirements.

The property is served by an oil-fired Stanley range, which provides the heating and hot water, together with private drainage via a septic tank. The septic tank is used solely by Clamoak Farm, although it is situated within the boundary of the neighbouring property.

Clamoak Farm is a home with a wonderful sense of history and permanence, having been cherished by the same family for more than six decades. While offering all the charm and generous proportions associated with a Victorian farmhouse, the property also presents an exciting opportunity for its next owners to update and make it their own. Properties in this location are rarely offered to the market, and Clamoak Farm represents a unique opportunity to acquire a substantial and characterful country home, set within generous private grounds and surrounded by the beautiful Devon countryside.

The grounds have been measured at approximately 1.7 acres in total. A Land Registry plan will be made available once prepared, as the title is currently in the process of being split from a larger title plan. There is also an opportunity to acquire mooring rights, available by separate negotiation.



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Weir Quay is a picturesque riverside hamlet set along the southern bank of the tidal River Tamar, within a designated Area of Outstanding Natural Beauty. The estuary is renowned for its rich variety of wildlife and is also designated as a Site of Special Scientific Interest, creating a truly tranquil and unspoilt setting.

The hamlet is home to a small collection of properties alongside a working boatyard, with the river providing excellent opportunities for boating and dinghy sailing. Plymouth Sound is approximately five miles downstream, making the location particularly appealing to those who enjoy life on the water.

Everyday amenities can be found nearby in Bere Alston, including shops and a popular pub, while Bere Ferrers provides a rail connection to Plymouth. The historic market town of Tavistock is around a 15-minute drive away, offering a wide range of shopping, recreational and everyday facilities, with the beautiful landscapes of Dartmoor National Park close beyond.



Please do not hesitate to contact the team at  
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accompanied viewing on this property.





**Floor 0**



**Floor 1**

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor.

Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.