



Shilland Cottage Farm
Soldon Cross
Sutcombe
Holsworthy
Devon
EX22 7PH

Offers in excess of: £600,000
Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



- 16.4 ACRE SMALLHOLDING
- LARGE BARNS
- LARGE YARD
- 5 BEDROOM DETACHED
- DOUBLE GARAGE
- REQUIRES MODERNISING
- NO CHAIN
- AVAILABLE TO VIEW IMMEDIATELY
- EPC: E
- Council Tax Band: E



With 16.4 acres, large agricultural outbuildings, a large yard and, a large detached, 5 bedroom home – one could do quite a lot here at Shilland Cottage Farm. Once a productive family owned and run dairy farm, the property is a great prospect for any and all looking for a small enterprise, an equestrian haven, or want to keep specialised pets, or even just to protect the gorgeous views as the land is ring fenced and stretched behind and wraps around the property. That is definitely one of the unique selling points here. Others include the topography. Being gently sloping and with long levels up to the Northerly boundary and with multiple access points, the current three fields could be divided even further to aid with grazing and rotation. There is a stream border to the Southerly boundary which aids with drainage.





Other considerations include the prospect for conversion of the largest barn at the South of the property. Approaching 4,200 sq ft. it could make a substantial dwelling (subject to the usual planning permissions) although initial enquiries have been made and appear favourable. The main residence requires modernisation throughout. The afore mentioned barn could offer an alternative main residence or, could be sold with planning permission to finance the updating in the current home. With five bedrooms on the first floor, there are endless options to help configure the first floor to suit your needs and to add bathrooms, if required. The ground floor already features a large kitchen, walk-in pantry and cloaks/utility room as well as two further reception rooms. Alternatively the home could be updated and possibly let out after any conversion of the barn - for either income or of course, it could allow multi-generational family living separately, together. The possibilities are endless, thankfully.

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The convenience of parking either in the yard, on the driveway (in front of the double garage) or behind the property by Barn 3 along with the afore mentioned road access points to the adjoining land, does further cement this idea that the property could be divided to suit your particular use and need. The road itself is busier at rush hours nowadays and there is the inevitable wannabe racing driver on occasion to spoil the otherwise tranquil situation. When in the home, the road can be heard (particularly when wet) but modern windows fitted should negate most of that. Many of the outbuildings require maintenance and some investment, but are largely dry and very useable.

I suppose it really is down to your needs and how you would utilise the land and all the other attributes. The versatility here, should offer most applications exactly what they need to make this a fantastic home and or, business. Should you require a smaller amount of land, the vendors are willing to consider retaining some land, if not required. The only true way to establish if this rare offering could work for you is to come and see it. With No Chain, and viewing available immediately, we invite you to take some time to visit.

Oil Heating, Mains Electricity & Water. Private Drainage. Stone and Brick construction under slate with flat roof additions.

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FLOORPLAN



Directions

From Holsworthy, proceed on Trewyn Road (signposted towards Chilsworthy and Bradworthy) and proceed to Soldon Cross (approximatey 5 miles). The property is located on the left hand side of the road and parking is in front of the double garage on the higher end of the property.

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.

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.

