



Leat Farm Yeolmbridge, Launceston, Cornwall



STRUTT & PARKER

Leat Farm

Yeolmbridge, Launceston,
Cornwall PL15 8NH

A beautiful south facing residential farm privately and quietly set at the end of its own 800m track in approximately 73.55 acres, with 1.26km frontage and fishing rights to the River Ottery and with planning permission for 5 beds, 3 baths

Yeolmbridge ½ mile, Launceston/A30 access
3 miles, Bude 16 miles, Okehampton 24 miles

Entrance hall | Playroom | Sitting room
Reception room | Stunning vaulted 12m kitchen/
dining/family room | Study | Utility room | Boot
room | Cloakroom | Three bedrooms, one
ensuite | Family bathroom

Gardens | Detached Coach House with planning
permission for conversion | 60' Barn | Workshop
Pasture land | 1.26km Single bank fishing rights

In all approximately 73.55 acres

Location

Leat Farm is situated just under half a mile away from the village of Yeolmbridge, between the historic town of Launceston and the Camel Estuary. The village has an excellent primary school and there are a wider range of educational facilities in Launceston. Kelly College and Mount House Preparatory School in Tavistock and Plymouth College in Plymouth are all readily accessible.

Launceston, approximately 3 miles away offers a wide range of everyday shopping facilities with supermarkets, speciality shops and a butcher.

Okehampton is also approximately a 20 minute drive away and has extensive shopping facilities, two supermarkets, one of which is a Waitrose, Okehampton College (rated 'Outstanding' by Ofsted) and the Okehampton hospital with excellent health services and an A&E department.

Intercity high speed trains operate from Exeter St David's (approximately a 45 minute drive away) to London Paddington, the Midlands and the North of England. From Exeter Central, trains operate via Salisbury to London Waterloo. There are also an increasing number of flights to UK and international destinations from Exeter airport, including a new route to London City airport with three flights a day taking less than an hour.

The Farmhouse

Leat farmhouse is a detached Victorian stone built house set safely over 10 metres higher than the river level, overlooking its own land and enjoys stunning southerly valley views. The property is unlisted and has been substantially extended and updated since 2010 to include all new wood framed double glazed windows and doors (excluding 2 doors), a fabulous 12m barn-style vaulted kitchen/dining/family room with substantial exposed oak A frames, and has further planning to create 5 bedrooms and 3 bathrooms.

The property is in a quiet, private and secluded location with uninterrupted south facing valley views, yet not isolated as it has three nearby properties that have a separate access drive to the rear. The setting of all properties ensures total privacy for Leat farm.

The accommodation on the ground floor comprises an entrance hall with the main staircase to the first floor and the sitting room and playroom on either side, both with original shutters on the windows and uninterrupted south facing valley views over the gardens and land to river. From the hall is a further reception room with a slate floor and an ornate Cornish range in the fireplace. A study, boot room and a cloakroom are accessed off the reception room. The magnificent 12m kitchen/dining/family room has a wood burner at one end and 5 oven heritage range the other.





The kitchen has the same slate flooring, fitted oak and painted grey units and solid slate work surfaces and the breakfast island has Neff integrated appliances. Four sets of double French doors lead out to all areas of the gardens. A utility room is found off the kitchen.

Upstairs are three double bedrooms, one with an ensuite shower room, and the family bathroom. The two bedrooms at the front of the property are south facing with further spectacular views out over the land and river.

Outbuildings

Leat farm has a number of outbuildings including a concrete-floored timber barn measuring 60' x 30' (including 4 bay car port), with power and light connected alongside the parking area, currently used for garaging and garden machinery storage. Privately owned 16 panel 4kw pv units supply all electricity and sufficient yearly profit to pay all oil outgoings. An additional 30ft timber framed workshop is found behind the coach house. The workshop has lighting, a good number of power points and a concrete floor and adjoining tractor bay.

The detached Coach House

The Coach House is a traditional stone building over two floors with planning permission for a two bedroom, 2 bathroom reverse living cottage for holiday let or full residential use. Further details can be provided by the vendor's agent.

Gardens and grounds

Leat Farmhouse is surrounded by extensive lawned gardens of approximately one acre. The south facing garden to the front of the property has a paved terrace leading to a level lawned garden, bordered by many established trees and shrubs to either side, providing spectacular views over the valley and down to the river. To the rear of the house and accessed from the family room is a sizeable wooden decked entertaining area with raised flower beds and exterior mood lighting which is ideal for 'alfresco' dining. A large, level and lawned area surrounds the terrace and leads up to the herb garden and vegetable garden with fruit cages, chicken run and a large greenhouse.



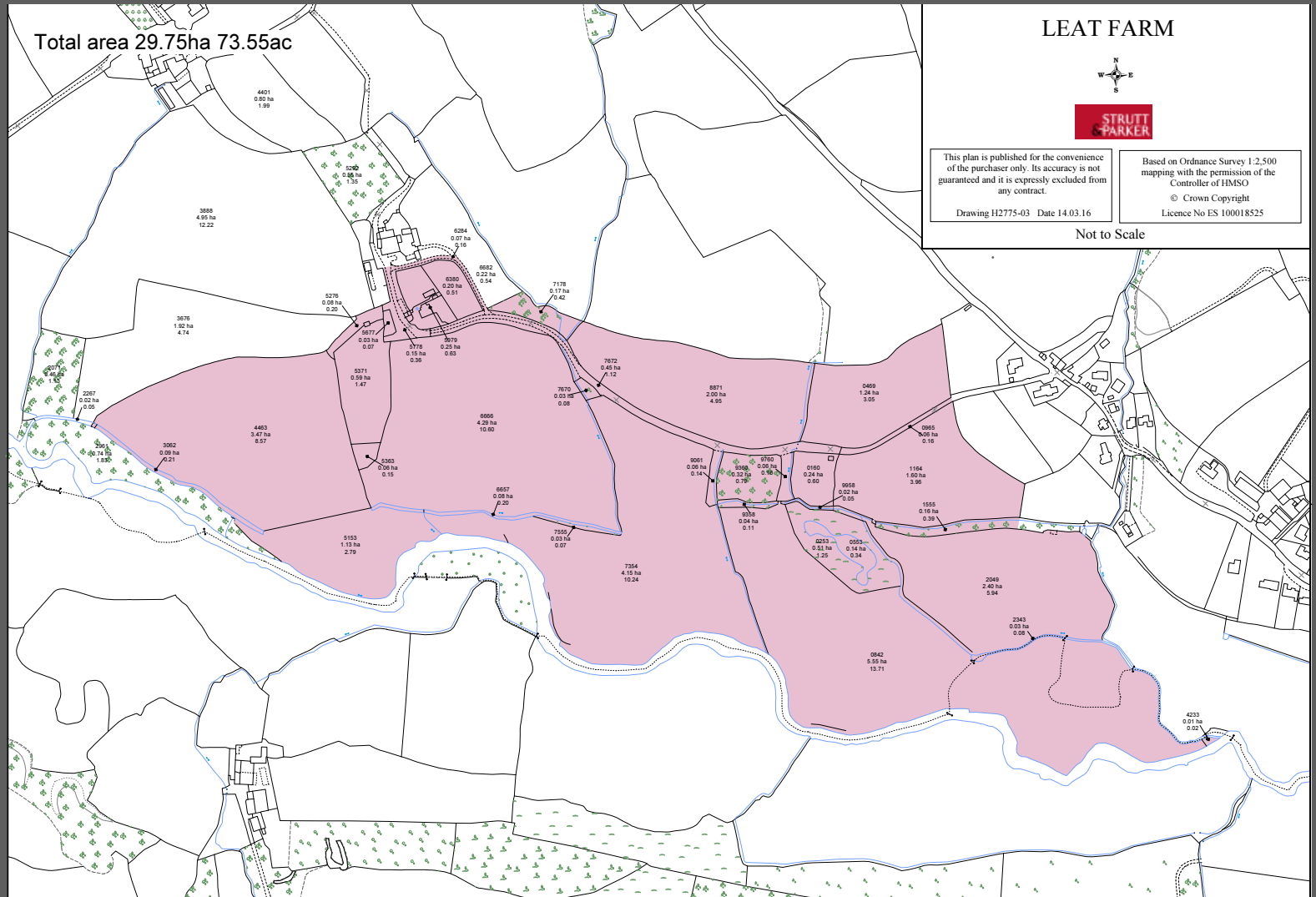


The agricultural land

The land, which extends to approximately 73.55 acres, enjoys 1.26km single bank frontage to the river Ottery with fishing rights is laid to permanent pasture and with small mixed woodland. There are no rights of way or public footpaths. Approximately 65 acres are currently let out to a local farmer (with an approximate income of £4500 p/a, who is willing to continue or vacate to suit).

Fishing rights

The farm has single bank fishing rights of approximately 1.268km and runs the whole length of the south facing land. Salmon and brown trout have previously been caught over the years but there are no available fishing records, and resident wildlife includes otters, kingfishers, a pair of cormorants, wild duck Canadian geese and roaming wild deer including a white stag. A large pond in the middle of the land provides further coarse fishing boating and wild swimming opportunities and has been stocked with common carp, crucian carp and roach.





General

www.youtube.com: For a full aerial video of this property and land, search for Abode Property Agents and Leat Farm

BPS: The land is registered for the new subsidy payments. These are available by separate negotiation

Tenancy: The pasture land is let to a neighbouring farmer on a monthly rolling contract. Vacant possession can be arranged on the sale of the property.

Tenure: The property is offered for sale freehold, by private treaty subject to any tenancies as detailed above

Health & Safety: Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

Services: Mains electricity and water. Oil fired central heating in the original house to radiators with underfloor heating in the new kitchen. Private drainage. 16 solar panels. Stock on the land can take water from numerous natural free running leats/streams and easily access river water.

EPC rating: TBC

Local Authority: Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY

Rights of way, wayleaves & easements: There are no rights of way nor public footpaths running on or near the land. the sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in the particulars or not.

Agents note: The vendor of this property is an employee of Abode.



Floorplans
Gross internal area 2585 sq ft (240.1 sq m)
 For identification purposes only.

Directions

From Launceston take the B3254 towards Bude. After about 3 miles you will come into Yeolmbridge. Go over the stone bridge and immediately turn left (signed Wringsdown). Continue about half mile, up the hill and opposite Wringsdown house and Wringsdown thatch turn left into a track signed "beechnoff", this is the 800m track to Leat farm.

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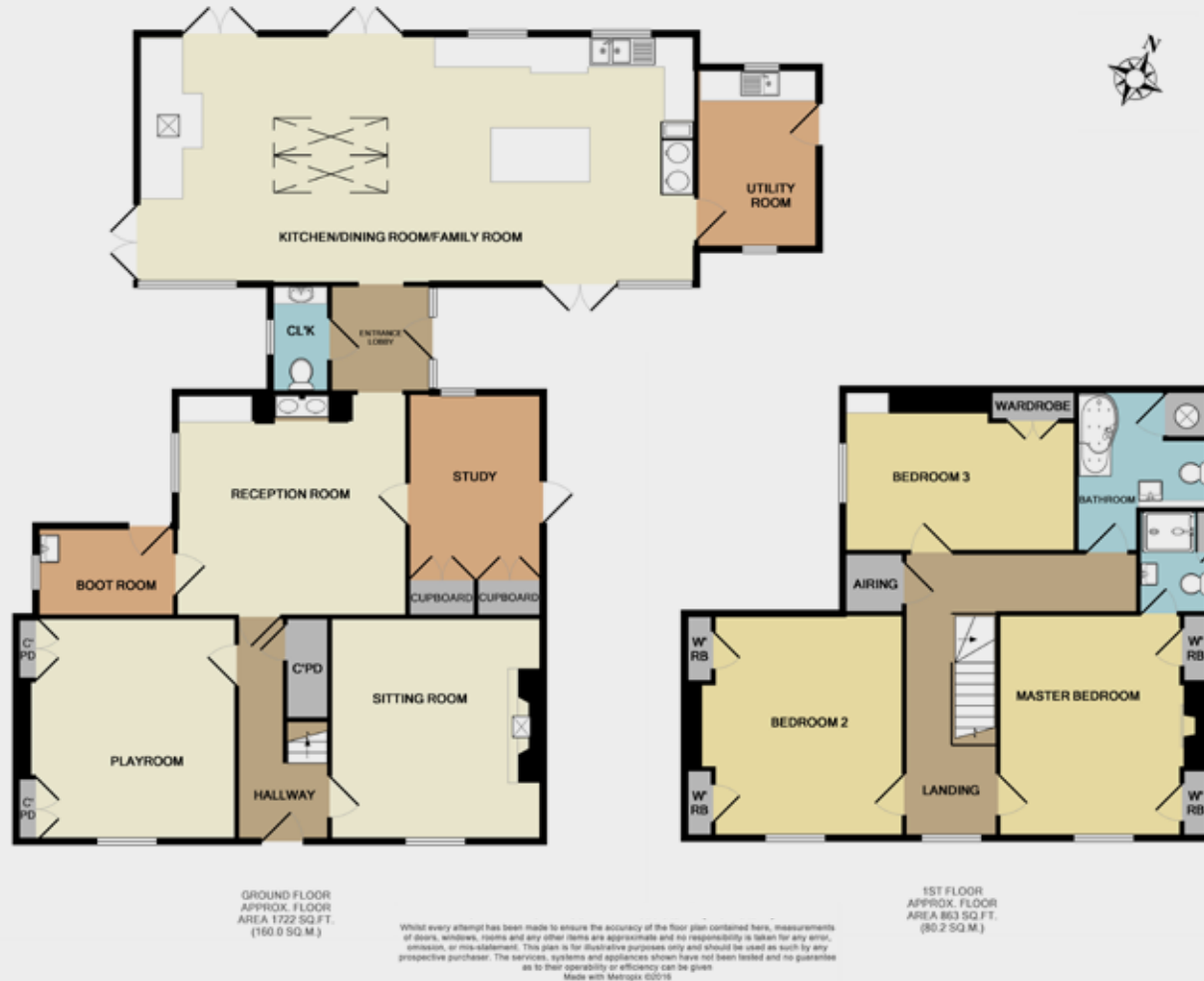
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