

**AN INTERESTING AND RARE DEVELOPMENT OPPORTUNITY. ATTRACTIVE VICTORIAN FARMHOUSE, TRADITIONAL STONE BARN AND MODERN FARM BUILDINGS WITH CONSENT FOR FOUR RESIDENTIAL UNITS, FURTHER OUTBUILDINGS, GARDENS AND YARD AND LAND IN TOTAL EXTENDING TO 4.55 ACRES (1.84 HECTARES).**



**West Dreyton Farm**

**Blackawton**

**Totnes**

**Devon**

**TQ9 7DJ**

**£849,950**

**Ref: DRO1620**

**\* VICTORIAN FARMHOUSE \* FARM BUILDINGS \* RARE DEVELOPMENT OPPORTUNITY \* APPROX 4.55 ACRES \* ADDITIONAL LAND BY SEP. NEG. \* UNSPOILT RURAL VIEWS \***



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West Dreyton Farm is situated in a beautiful position at the end of its own private driveway, off of the A3122 road that leads to Dartmouth, Kingsbridge and Totnes. The property is surrounded by delightful countryside which offers excellent opportunities for outdoor pursuits. The celebrated Dartmouth Golf & Country Club is about 0.5 miles. The nearest village is Blackawton, a popular and thriving community with a traditional inn and highly regarded primary school. Dartmouth is about 4 miles and is noted for its wonderful sailing and boating along the coast and on the exquisite River Dart. The town offers an interesting range of shops, hotels, restaurants, galleries and educational facilities. The lovely old market towns of Kingsbridge and Totnes are also within easy reach, the latter providing a main line rail link to London Paddington.

**Viewing** Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

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**Energy Performance Certificate** HM Government

Winsor Farm, Yealmpton, PLYMOUTH, PL8 2LL

Dwelling type: Detached house  
Date of assessment: 23 June 2017  
Date of certificate: 29 June 2017

Reference number: 2878-2093-7256-5723-6934  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 383 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,712
Over 3 years you could save	£ 5,952

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 660 over 3 years	£ 411 over 3 years	
Heating	£ 10,509 over 3 years	£ 4,941 over 3 years	
Hot Water	£ 543 over 3 years	£ 408 over 3 years	
<b>Totals</b>	<b>£ 11,712</b>	<b>£ 5,760</b>	<b>You could save £ 5,952 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

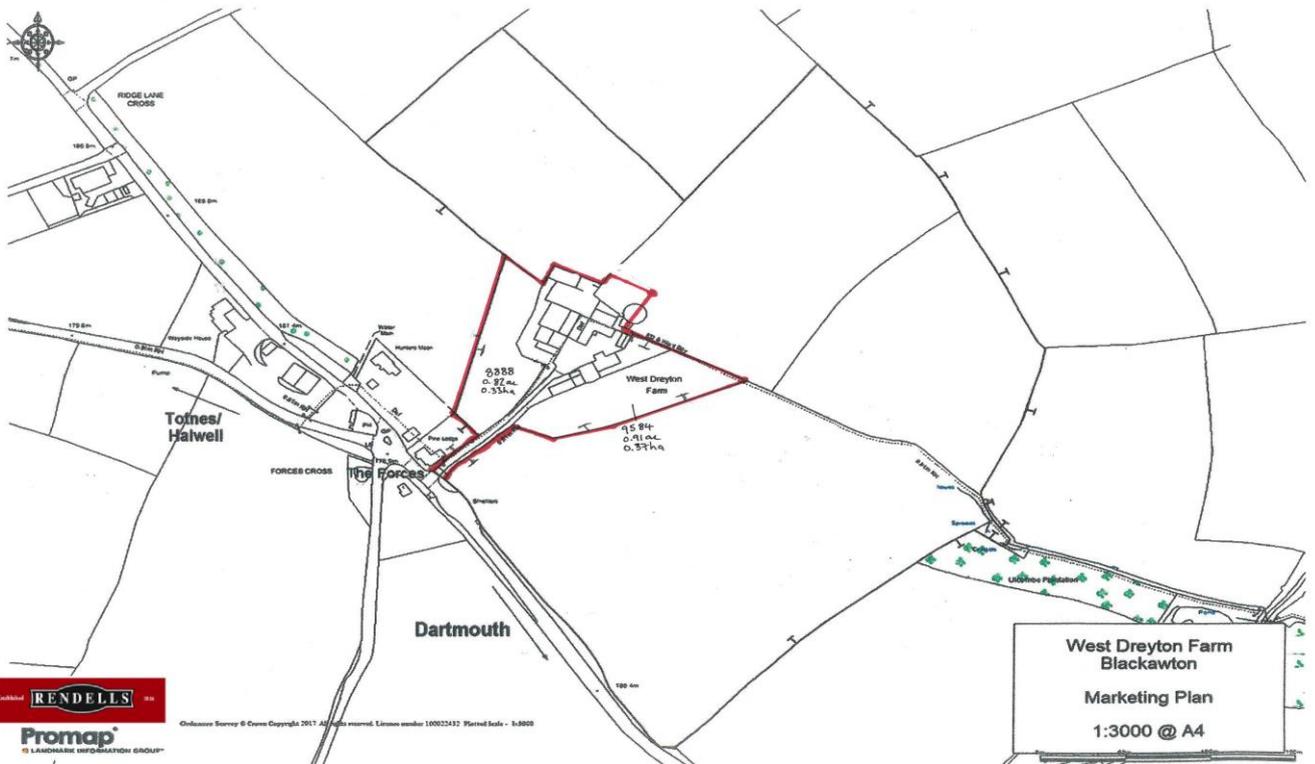
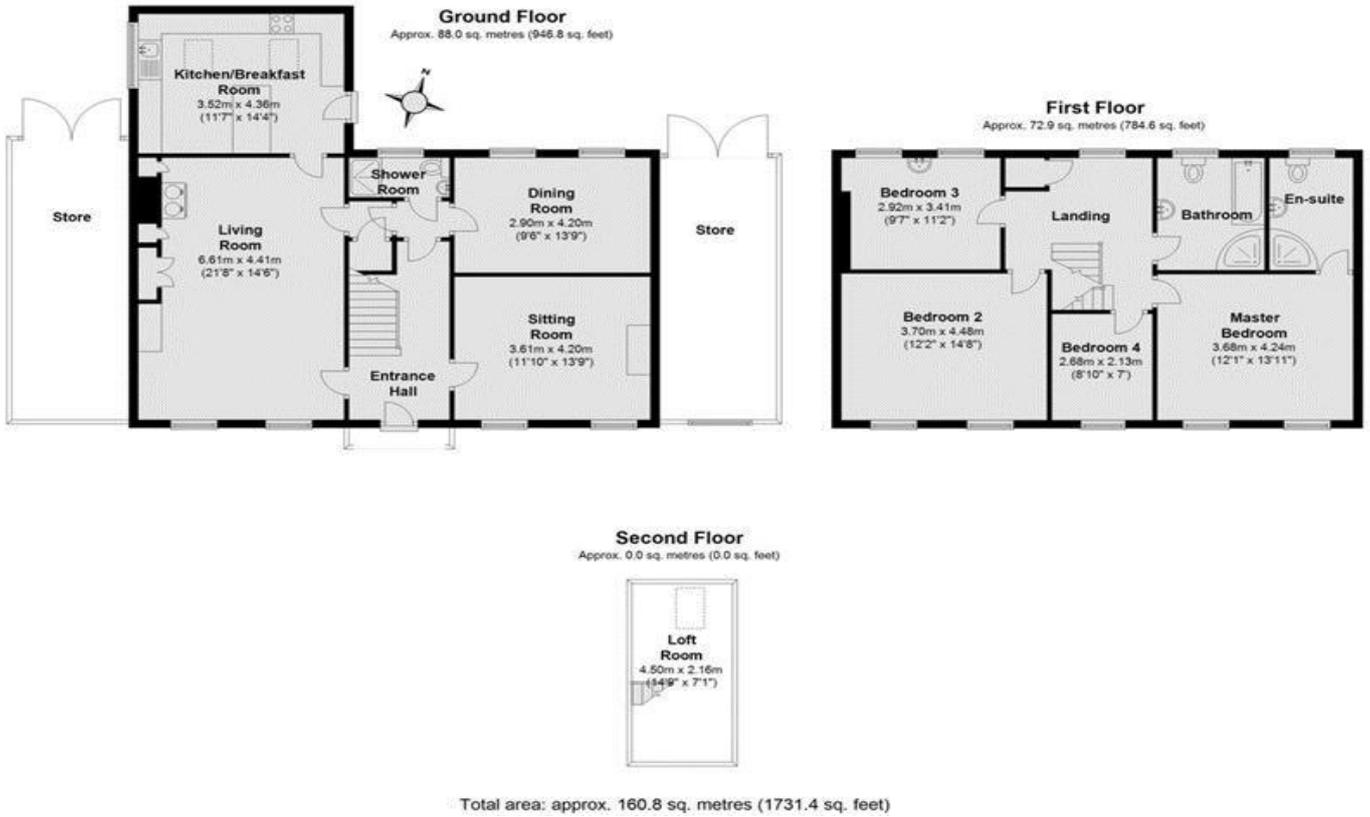
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 4,305	Yes
2. Floor insulation (suspended floor)	£800 - £1,200	£ 165	Yes
3. Floor insulation (solid floor)	£4,000 - £6,000	£ 309	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## West Dreyton Farm, Blackawton



## DESCRIPTION

West Dreyton Farm is a fine period former farmstead offering very significant potential. The property comprises a substantial detached 4/5 bed roomed character farmhouse offering bright and generously proportioned accommodation and enjoying unspoilt rural views. Improvements include a partial new roof in 2007, a new kitchen in 2004 and new bathrooms in 2011. The roof space and adjoining lean-to buildings offer further scope for additional accommodation, subject to necessary planning consents and permissions.

## PLANNING PERMISSIONS

To the rear of the property are extensive yards in which are situated an impressive range of handsome traditional stone barns with full planning consent (Application Number: 0481/16/FUL) dated the 3rd June 2016 for the conversion to three residential units. In addition Planning Application Number: 2679/16/PDM dated the 12th October 2016 for notification for a prior approval for the proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development (Class Q – A & B) for the former milking parlour with associated consent for conversion to a dwelling. An application for approval of detailed reserved by condition 3 of the above planning consent (0481/16/FUL) was approved on the 30th April 2019 with the identification ref: 1097/19/NRC states that providing the development above is carried out in accordance with the details submitted then condition 3 of the above planning permission can be discharged. The SuDS report also has been accepted to ensure that the run off does not increase to detriment of the public highway or other local properties.

## COMMENCEMENT OF WORKS

Following Approval of the reserved matters, dated photographic records for the original barns were lodged with the South Hams Planning Office and following the execution of building works, further dated photographs, showing the new works that had been undertaken, were also deposited with the planning authority; These works were within the time limit of the original planning permission and have been annexed to the files at the South Hams Planning Office, with the purchaser now able to continue with these works. In addition there is a substantial portal frame agricultural building with various further buildings including cart shed. The farmhouse comes with a secluded mature gardens with further adjoining paddocks surrounding both the farmhouse, buildings and substantial yard area providing spacious parking to the potential conversions and in total extending to 4.553 acres (1.84 hectares). West Dreyton Farm presents a rare opportunity to purchase a substantial rural property with rural South Hams heritage and this timeless country property provides enormous potential to prospective purchasers.

## ACCOMMODATION

Part glazed front door to:

## ENTRANCE HALL

With painted Victorian staircase to First Floor. Dado boarding and paneled doors to:

## SITTING ROOM 11' 10" x 13' 9" (3.60m x 4.19m)

Front aspect windows enjoying fine countryside views. Feature stone and brick fireplace. Telephone point and electric storage heater.

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## **LIVING ROOM** 21' 8" x 14' 6" (6.60m x 4.42m)

Front aspect windows enjoying similar unspoilt views. Window seat. Feature Edwardian fireplace with blue tiled inset. Feature side cupboards. Understairs cupboard. Dado boards. Fitted solid fuel Aga for hob cooking and hot water. Side cupboards, one housing cylinder. Door to:

## **INNER HALLWAY**

With built-in cupboard. Connecting door to Entrance Hall (previously mentioned) and doors to:

## **SHOWER ROOM**

Large cubicle with chrome shower unit. Pedestal wash basin. W.C. Extractor unit.

## **STUDY/DINING ROOM** 13' 9" x 9' 6" (4.19m x 2.89m)

Rear aspect window with deep tiled sills. Electric storage heater. Door from Living Room to:

## **KITCHEN** 11' 7" x 14' 4" (3.53m x 4.37m)

Fitted with a range of pine finished wall and base units, work surfaces and tiled splash backs. Inset round sink with mixer taps, integrated Neff stainless steel electrical oven and ceramic hob. Air filter unit above. Further double drainer sink with mixer taps, plumbing for washing machine. Display recess. Ample appliance space. Pine clad ceiling with Velux windows and spotlights, ceramic floor, electric storage heater and door to outside. This arrangement is suitable for bed and breakfast enterprise. Stairs from Entrance Hall to First Floor.

## **LANDING**

With airing/linen cupboard. Rear aspect window. Electric storage heater and doors to:

## **MASTER BEDROOM** 13' 11" x 12' 1" (4.24m x 3.68m)

Front aspect windows with rural views, T.V. and power points.

## **ENSUITE SHOWER ROOM**

Newly fitted good quality white suite, with curved cubicle and chrome shower unit, pedestal wash basin and W.C. Electric storage heater and oak style vinyl floor.

## **BEDROOM 2** 14' 8" x 12' 2" (4.47m x 3.71m)

Front aspect windows with similar fine views. Electric storage heater and power points. Door to:

## **BEDROOM 3** 11' 2" x 9' 7" (3.40m x 2.92m)

Rear aspect window. Pedestal wash basin and cupboard below and power points.

## **BEDROOM 4/STORE ROOM** 8' 10" x 7' 0" (2.69m x 2.13m)

Front aspect window and power point. Steps from Landing (previously mentioned) to hatch up to:

## **ATTIC SPACE**

With velux window and covering the whole of the main section of the property offering potential for further accommodation, subject to necessary consents and permissions.

## **OUTSIDE**

There are two lean-to garages/stores either side of the farmhouse. To the side of the driveway is a timber and GI open fronted storage/cart shed. There are private gardens to the south and east of the farmhouse

being conveniently secluded with part walled and part solid Devon hedge banks with the areas being lawned with further areas of well-established shrubs. To the south and east of this area is a further paddock which will be reseeded by the vendor but to which the purchasers will be required to fence the southern boundary to the adjoining field within 30 days of completion.

## **YARDS/TRADITIONAL STONE BUILDINGS**

There are extensive yards to the south of the property and a substantial two storey traditional stone barn built in an 'L' shape form and with planning consent for three residential units with the details as follows:

### **UNIT 1 (East) BARN** *29' 6" x 19' 8" (9m x 6m)*

Providing 108 sqm on two floors. The proposed layout allows for open living space on ground floor, incorporating kitchen, dining area and living room. First floor comprises 2 bedrooms and bathroom. Unit 1 will have a lawned garden area.

### **UNIT 2 (North) BARN**

Providing 146 sqm on two floors. The proposed layout allows for ground floor hallway, 3 bedrooms and bathroom. Reverse level first floor comprises open plan living room, kitchen, dining area. Unit 2 will have a patio and lawn area.

### **UNIT 3 (West) BARN** *26' 3" x 19' 8" (8m x 6m)*

Providing 96 sqm on two floors. The proposed layout allows for ground floor 2 bedrooms and bathroom and first floor open plan living room, kitchen and dining room. Unit 3 will also have a patio area.

### **RANGE OF STORAGE BUILDINGS** *70' 2" x 20' 10" (21.38m x 6.34m)*

Wooden frame under GI sheet roof with GI cladding to rear and sides with facing onto the southern side of the yard area.

### **GENERAL PURPOSE AGRICULTURAL BUILDING** *60' 0" x 38' 8" (18.28m x 11.79m)*

A concrete frame building under a sheeted roof with part blockwork and GI cladding to sides with compacted earth floor and openings to adjoining yard areas. Further former lean-to area to south with lower wall and stanchions remaining former cubicle shed.

### **GENERAL PURPOSE/SILAGE BARN** *60' x 28' (17.91m x 8.49m)*

Metal frame construction under sheeted roof with part concrete silage panel walls with metal cladding above and fully concreted floor, open to south to adjoining yard.

### **MILKING PARLOUR (EAST)**

To the eastern side of the yard area is a former milking parlour being a detailed single storey building. 13.4m x 5m = 67sqm of accommodation allowing for open plan living and dining room, kitchen, bedroom and shower room with proposed lawned area surrounding.

### **OTHER FARM BUILDINGS**

Other buildings include a concrete block workshop with potential to convert to a stable.

### **SERVICES**

Mains water, private drainage and mains electricity. Mains water is positioned in the minor road as shown on the attached plan. Electricity. There is currently single phase electricity on site, subject to Western Power

standard regulations. Drainage. The purchaser(s) to be responsible for their own drainage systems. Private drainage system for the farmhouse.

## **DIRECTIONS**

From Totnes take the A381 and after about 6 miles take the left turn for Dartmouth, just beyond the BP garage. Continue for about 2 miles and upon reaching the former 'Forces Tavern', take the left hand driveway into West Dreyton Farm (opposite turning to Blackawton).