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Upcott Barton Farmhouse, Broadwoodwidge, Lifton, Devon PL16 0JR  
\*GUIDE PRICE £450,000+



A charming Grade II\* listed five bedroom farmhouse set in circa 26 acres with a range of useful outbuildings.

#### DESCRIPTION

A charming Grade II\* Listed five bedroom, five reception room farmhouse retaining a wealth of character features, complete with circa 26 acres of gardens, orchard, pasture and woodland, enhanced by a range of useful traditional barns and outbuildings perhaps offering the potential for a variety of uses subject to any requisite consents. Upcott Barton Farmhouse enjoys a private rural setting with glorious views over the surrounding countryside and is located circa 1.5 miles from the A30 dual carriageway, running from Cornwall to Exeter and linking in turn to the M5, being readily commutable to the major cities in both Counties and the glorious Cornish coastline.

#### LOCATION

The nearby villages of St Giles on the Heath, Broadwoodwidge and Lifton cater for day to day requirements with local shops, restaurants, public houses, primary schools and doctors surgery, with the nearest town being the market town of Launceston offering a comprehensive range of social, recreational, educational and shopping facilities.



#### ACCOMMODATION

**Ground Floor** Entrance porch, hallway, kitchen/breakfast room, boot room/utility, sitting room, dining room, office/snug and cloakroom.

**First Floor** Landing, five bedrooms and shower room.

**Outside** South facing lawned garden area, rose garden, orchard with greenhouse, rear

courtyard with car port/machinery store (14m x 11m) and ample on drive parking. Outbuildings to include workshop (14.4m x 6m), stone barn (11.2m x 4.7m), general storage barn (12.3m x 5.6m) all being of sound construction and offering the potential perhaps for development, subject to any requisite consents, along with a grain store (23m x 7.5m), former milking parlour and



dairy, cattle sheds, portal frame building (28.2m x 22.6m), calf shed and small barn, the whole totalling circa 26 acres being completed by pasture and woodland.

**EPC**  
Energy Efficiency Rating – Exempt

**AUCTION VALUER**  
Wendy Alexander

**VIEWING ARRANGEMENTS**

Strictly by prior appointment with Kivells Launceston 01566 776886. General enquiries Countrywide Property Auctions 01395 275691.

**NOTE**

We understand the property currently enjoys a private water supply although mains water supply is available on site, mains electricity and private drainage.

