



Cleeve House Cleeve, Ivybridge, Devon

MICHELMORE HUGHES
ESTATE AGENTS AND SURVEYORS



STRUTT & PARKER

Cleeve House

Cleeve, Ivybridge,
Devon PL21 0LP

A handsome and substantial
detached family home with
exceptional panoramic views

Ivybridge 2 miles, Plymouth 12 miles

Main house: Entrance Hall | Impressive
reception and inner halls | Sitting room | Drawing
room | Dining room | Kitchen/breakfast room
Library | Scullery | Laundry room | Boot room
Cloakroom | Galleried landing | 7 Bedrooms,
5 with ensembles | Linen room | Roof terrace
Shower room | TV Lounge | Office | Bathroom

Integral apartment comprising: Entrance Hall
Utility | Potential kitchen | Potential sitting room
Three bedrooms | Shower room

Annexe comprising: Kitchen | Sitting room
Bedroom with shower | Separate WC

Plant room | Wine cellar | Store | 2 Further rooms

Single bank fishing rights to the River
Erme Extensive gardens | L Shape of
outbuildings of about 2,690 sq ft gross
externally in total and yard forecourt
Further range of barns of around 5,165 sq ft
gross external area, with significant potential for
conversion | Range of modern farm buildings

For sale as a whole or in 6 lots

**In all approximately 112 acres
(45.40 hectares)**

Location

The market town of Ivybridge is only around 2
miles away where there is a wide range of day to
day facilities and a railway station situated on the
main line linking Penzance to London Paddington.

For those with a lively interest in sporting and leisure
activities Dartmoor National Park and the South
Devon beaches are close at hand. Country pursuits
such as fishing, riding and shooting are well provided

for. Walkers, climbers and week-end ramblers have a
huge choice of open countryside to explore.

The historic naval port of Plymouth is 12 miles
away and offers extensive cultural, recreational and
educational facilities including three theatres, Drakes
Circus shopping centre, many sporting facilities and
a fine university. The Barbican area has retail art
galleries, numerous bars and eating places including
Tanners and The Barbican Kitchen and there is the
River Cottage Canteen at Royal William Yard and
Gary Rhodes at the Plymouth Dome. The port has
regular cross-Channel ferry services to Brittany and
northern Spain. Exeter is around 34 miles to the
north east and has an international airport.

**Lot 1- Cleeve House, range of stone
outbuildings, gardens and land extending
to about 11.64 (4.70 Ha) acres as coloured
pink on plan**

The property

We understand that the vendor's great great
grandfather was the owner of a dressed limestone
quarry at Plymstock and built the property in 1886.
Its finely dressed stone elevations are an attractive
and impressive feature of this fine country home
with the period brick detailing and sandstone
mullions remaining in excellent condition.
Delightful views over the surrounding countryside
are provided from the property's impressive
elevated position in the centre of its own land.

Within the property are an annexe and a large
self-contained apartment. These could easily
be incorporated into the main house. The
house has been the subject of a programme of
upgrading and enhancement in recent times.
Improvements already undertaken include; the
installation of an efficient underfloor heating
system run from thermo-dynamic panels, solar
photovoltaic panels on the roof, double glazed
windows to most openings and a pumped
hot water system. High quality fittings have
been used in the bath/shower rooms. Whilst
some further works are required, Cleeve House
provides comfortable and well-proportioned
family accommodation in an outstanding rural
location. Alternatively the house could be used
for letting, as a country house hotel or for a bed
& breakfast business.



View from the property



Cleeve Estate

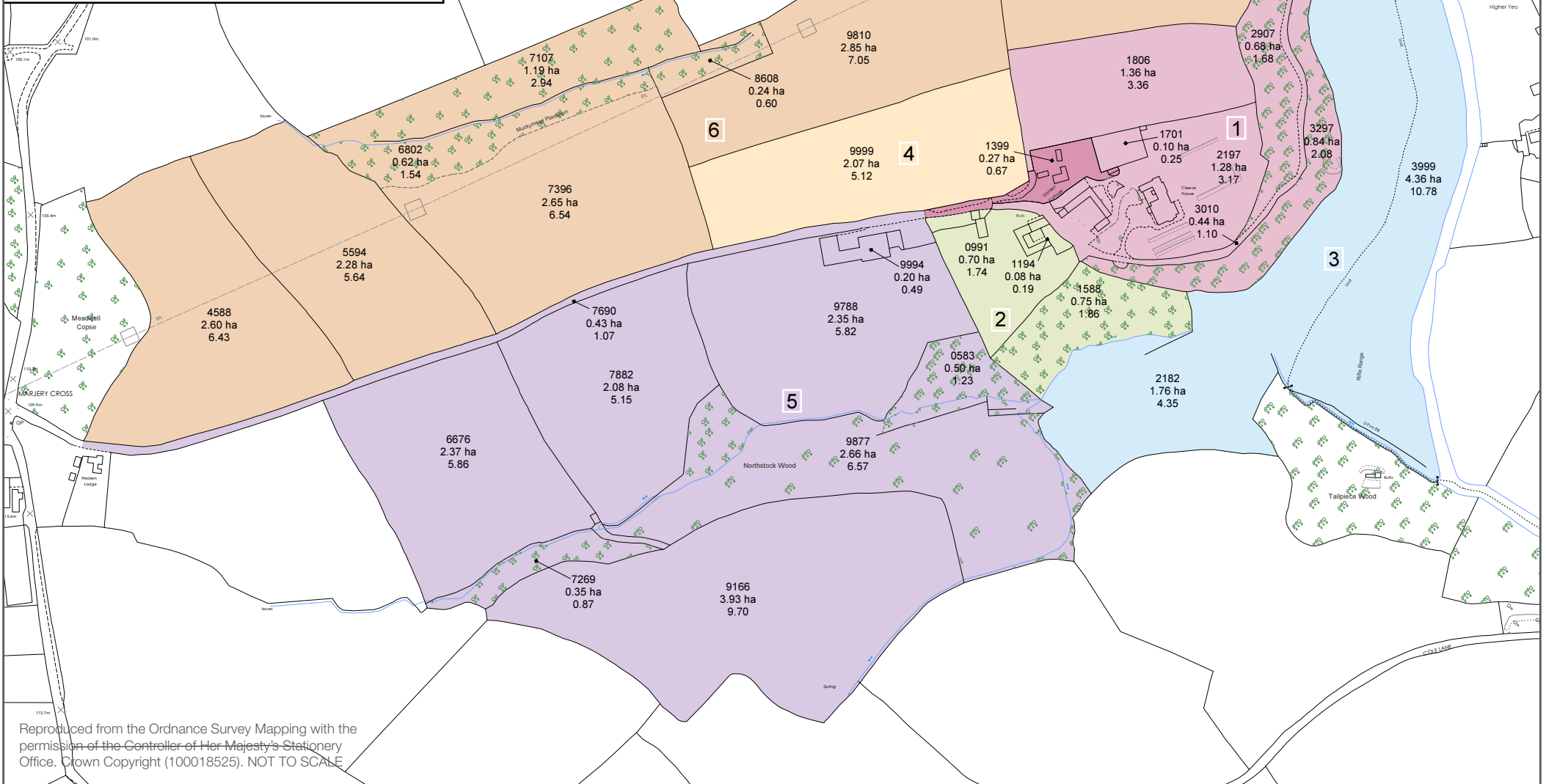


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Lot 1

Gardens and Grounds

The long and attractive carriage driveway passes over a stone bridge and through the established and well stocked gardens. There are formal lawns, several entertaining areas and a level croquet lawn. The River Erme is at the foot of the valley where there is around 520 metres of single bank fishing rights.

Outbuildings

There are a number of stone barns which offer further potential for conversion, subject to the required planning consents being obtained. They are located in an L shape, to the west of the house comprising garaging, stabling, workshops with storage over.

Lot 2- Stone barns with significant potential for conversion into two residential properties, together with 3.79 acres (1.53 Ha) as coloured green on plan.

Accessed from the main drive is an impressive range of stone barns which in total extends to about 5,165 sq ft. The barns enjoy a pleasant rural outlook and are sold with an area of paddock and woodland. The vendor has plans ready to be submitted for the creation of two residential properties. These plans can be viewed upon request.

Lot 2 will be sold with a water supply. Further details are available from the selling agents.

Lot 3- Two meadows extending in total to 15.13 (6.12 Ha) acres as coloured blue on plan.

Two fields, currently in pasture with access from the initial section of the drive of lot 1. Lot 3 is sold with the fishing rights adjoining the eastern boundary. Mains water is connected via a supply from Eastern Lodge. The vendor will install a sub meter following exchange of contracts.

Lot 4- A field of 5.12 acres (2.07 Ha), coloured orange on plan.

A level field accessed from the main drive with a private water connection from Lot 1. If sold separately from Lot 1, the vendor will install a sub meter following exchange of contracts.



Lot 2

Lot 5- A block of agricultural land, extending to about 35.69 acres (14.44 Ha) as coloured purple on plan.

A block of pasture/arable with an area of mature broadleaved woodland with some Larch known as Northstock Wood in the middle, as seen on plan. There are a number of farm buildings in the north eastern corner which benefit from the private water supply from Lot 1. If sold separately from Lot 1, the vendor will install a sub meter following exchange of contracts.

The track on the northern boundary is included with the sale of Lot 5 providing access from the westerly direction from Marjery Cross only. Rights will be reserved over this drive for Lots 1, 2, 4, 6 and the retained cottage known as Garden Cottage.

Lot 6- a block of agricultural land which extends to about 38.71 acres (15.65 Ha) as coloured brown on plan.

Accessed from the drive on the southern boundary and from the westerly direction at Marjery Cross. This land comprises pasture, arable and a block of woodland known as Muckymead Plantation which has a variety of broadleaved trees.

Basic payment scheme

The land is registered on the Rural Land Register and the vendor has claimed BPS entitlements for 2015. The entitlements are not included in the sale but are available by separate negotiation if required.





The farm has not been entered into any schemes.

Health & safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings'

Tenure

The house, stone barns are offered for sale with vacant possession on completion. There are two fields in Lot 6 (OS 4588 and 5594) which are let on a Short Term Farm Business Tenancy.

Easements, wayleaves and rights of way

The property is sold subject to all existing rights in favour of utility companies and others. In the event that the property is sold in two or more lots, rights of way and rights for utilities will have to be granted over the respective lots. Further details are available in the preliminary legal information pack available on request from the vendor's agents.

Lotting and boundaries

Details of the individual lots are provided below and on plan within these particulars.

General

Services: Mains electricity, private water, private drainage

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

Council tax: Band H

EPC rating: D









Directions

From the Exeter direction on the A38, take the Ivybridge exit and at the terminating T junction turn left. After around 200 yards turn right onto the driveway marked Cleeve. Continue carefully along the driveway bearing left where signed Cleeve. This will lead to the main house on the right hand section of the upper drive.

If approaching from Plymouth direction, take the Ivybridge exit. At the roundabout take the fifth exit signposted Ermington. Follow this road past the indoor tennis centre (on the right hand side) and after about 150 yards turn right onto the driveway marked Cleeve. Continue carefully along the driveway bearing left where signed Cleeve. This will lead to the main house on the right hand side section of the upper drive.

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50 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Main House internal area 8,736 sq ft (811 sq m)

Apartment internal area 2,028 sq ft (188 sq m)

Annexe internal area 598 sq ft (56 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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