

# HIGHER POOLE FARM



EAST ALLINGTON • TOTNES



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EAST ALLINGTON • TOTNES • TQ9 7PZ

Kingsbridge about 5.3 miles • Totnes about 10.1 miles • Plymouth about 23 miles  
(Distances are approximate)

## *A picturesque lifestyle opportunity*

Grade II listed farmhouse

5 bedrooms • Farmhouse kitchen • Sitting room • Living room • Dining room  
Study • Conservatory • Utility • Snooker/games room • Garage

Walled garden

Traditional barns with scope for alternative uses (STP)

Adaptable modern farm buildings

Excellent run of productive arable and pasture land

In all about 84.98 acres (34.40 ha)

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a solid yellow square.

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## Situation

Higher Poole Farm is situated in the heart of the South Hams, one of the most sought after areas in the whole of the West Country.

The village of East Allington lies approximately 1 mile to the south and boasts, an excellent pub/restaurant and well regarded primary school. The popular coastal destinations of Kingsbridge, Dartmouth and Salcombe which are respectively some 5 miles, 8 miles and 11 miles away provide a wide range of local services.

The larger towns and cities of Totnes and Plymouth are within easy reach and provide first class shopping together with main line railway stations to London Paddington. Exeter Airport (40 miles) provides a growing schedule of flights to domestic and international destinations.

The South Hams is renowned for its lush countryside and picturesque beaches, which includes Blackpool Sands, Torcross, Salcombe, Thurlestone and Hope Cove. These coastal locations provide world class sailing, boating, swimming, water skiing, windsurfing and fishing. Other prime attractions include excellent 18 hole golf courses at Thurlestone, Bigbury on Sea and Dartmouth.

## Introduction

Higher Poole Farm is a wonderfully ‘untouched’ holding centred around a charming Grade II listed stone farmhouse dating from the early 17th Century with later 18th century extensions. The farmhouse, which has a wealth of architectural features, is in need of complete refurbishment and presents a fantastic and increasingly rare opportunity to create a dream home.

There is a range of traditional stone barns providing a variety of opportunities for alternative uses (STP) together with further modern agricultural buildings. The highly productive, easy working land is mainly arable and comprises a loam to silty loam soil.



## Lotting

Higher Poole Farm is offered for sale as a whole or in 5 lots

Lot	Description	Acreage
1	Farmhouse, walled garden, traditional barns with potential (STP), modern farm buildings and paddocks	13.69 acres (5.54 ha)
2	Productive arable and pasture land	7.86 acres (3.18 ha)
3	Productive arable land	43.45 acres (17.58 ha)
4	Productive arable land	17.82 acres (7.22 ha)
5	Single enclosure	2.16 acres (0.88 ha)
Whole		84.98 acres (34.40 ha)



## Lot 1 - Farmhouse, traditional barns with potential (STP), modern farm buildings and paddocks. In all about 13.69 acres (5.54ha)

The drive leads from the minor council road to the farmstead and a parking area beside the farmhouse. A wrought iron gate opens through a stone archway into a cobbled courtyard which leads to the front door. Door opens to the **entrance hall** with further doors to **cloakroom** with hand basin, WC and shower. **Farmhouse kitchen** fitted with floor and wall units with work tops over and single stainless steel sink with mixer tap, double drainer and rangemaster classic 1/10 range cooker.

**Utility room** with plumbing for washing machines and walk-in pantry with shelving.

**Living room** with stairs leading to first floor and a wood burning stove on a stone hearth. Storage and under stairs cupboard.

**Sitting room** a light room overlooking the walled garden, stone fireplace with timber mantle above and stone hearth. Wall safe and drinks and china cupboard.

**Dining room** a large well proportioned room overlooking the walled garden with exposed ceiling timbers, brick fireplace and tiled mantelpiece. Door to:

**Office** with French door to small rear courtyard.

From the dining room a door leads to a:

**Hallway** with wonderful flag stone floor, a chamfered dressed slate, round arch leads to a glazed conservatory and door to the walled garden.

Staircase to first floor landing,

**Bedroom 1**, facing south overlooking the walled garden with display shelves, night storage heater **en-suite WC and hand basin**.

**Bedroom 2**, large double bedroom overlooking the walled garden with night storage heater.

**Bedroom 3**, bedroom with door to a further storage room housing the hot water tank, low eaves.

**Bedroom 4**, west facing double bedroom.

**Bedroom 5**, south facing small bedroom, ideal as nursery.

**Family bathroom** with a corner bath and shower over, wash hand basin with splash back, low level WC, towel rail and linen cupboard.

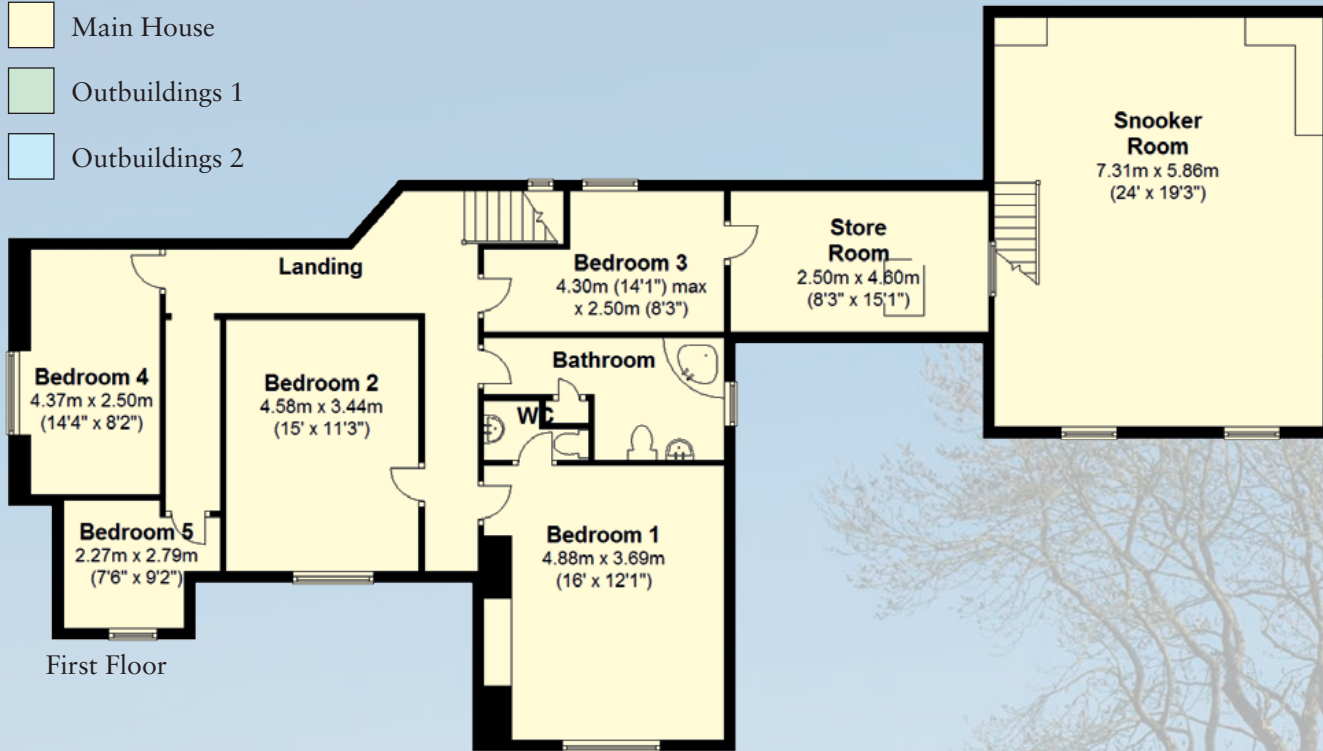
Second staircase rises from the utility room to a large **snooker/games room** with triple aspect, overlooking the walled garden.

Integral double **garage** with up and over door.

### Gardens and Grounds

A particular feature of Higher Poole is the highly attractive south facing walled garden that surrounds the farmhouse and provides a wonderfully sheltered and sunny environment.

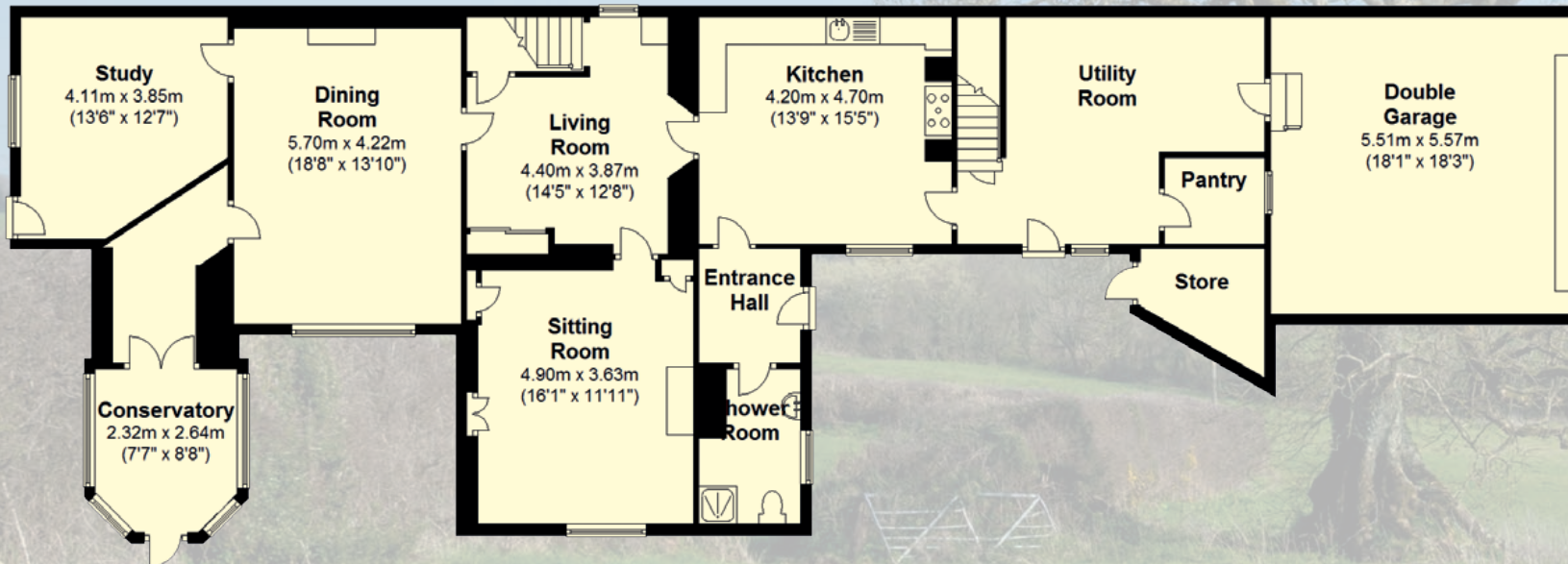
- Main House
- Outbuildings 1
- Outbuildings 2



# Higher Poole Farm

Approximate Gross Internal Floor Area:  
Main House: 331.3 sq.m. (3,566.2 sq.ft)

For identification only. Not to scale.



Ground Floor

# Higher Poole Farm

Approximate Gross Internal Floor Area:  
Outbuildings 1: 554.7 sq.m. (5,970.7 sq.ft)  
Outbuildings 2: 564.4 sq.m. (6,075.2 sq.ft)

For identification only. Not to scale.



Not shown is actual location / orientation



Lot 1

## Farm Buildings

There is an attractive range of traditional stone barns under slate roofs situated to the north and east of the farmhouse which offer opportunity for a myriad of alternative uses subject to obtaining the necessary planning consents. In addition there are a range of versatile modern farmbuildings. Together these comprise:



TRADITIONAL BUILDINGS	DESCRIPTION	SIZE
Piggery	Stone elevations, slate roof and concrete floor	
Shippon	CGI roof, stone elevations, part concrete floor with secondary level.	10.57m x 4.82m
Threshing Barn	Substantial two storey building with slate roof, stone elevations, part concrete floor. Newly replaced roof with underlay.	24.39m x 5.00m



MODERN FARM BUILDINGS	DESCRIPTION	SIZE
Threshing Barn Lean-to	BPMS roof, steel frame, part block, part BPMS walling, earth floor.	19.22m x 7.51m
Machinery Store	Fibre cement roof, concrete frame, part CGI and part block walling and concrete floor	13.45m x 14.69m
Adjoining Workshop	Metal frame, CGI walling	9.20m x 4.90m
Livestock Building	BPMS roof, part wood and part steel frame, part concrete floor, part stone and block wall with wooden slat over.	18.06m x 17.69m
Livestock & Fodder Building	BPMS roof, part wood part block frame with part block walling and concrete floor. Dilapidated building providing substantial footprint.	18.44m x 20.82m
Silage Clamp	Substantial block walling with skim face and concrete base.	
Grain silo	Freestanding CGI grain silo.	



Lot 4



Lot 3

## LAND

### Lot 1

The land extends to approximately 13.69 acres and comprises level and gently sloping pasture surrounded by mature hedge banks, accessed from the drive and the minor council road with a traditional orchard close to house.

### Lot 2 - Productive arable and pasture - 7.86 acres (3.18 ha)

Two productive level and south facing fields situated north of the drive with good road frontage.

### Lot 3 - Productive arable land - 43.45 acres (17.58 ha)

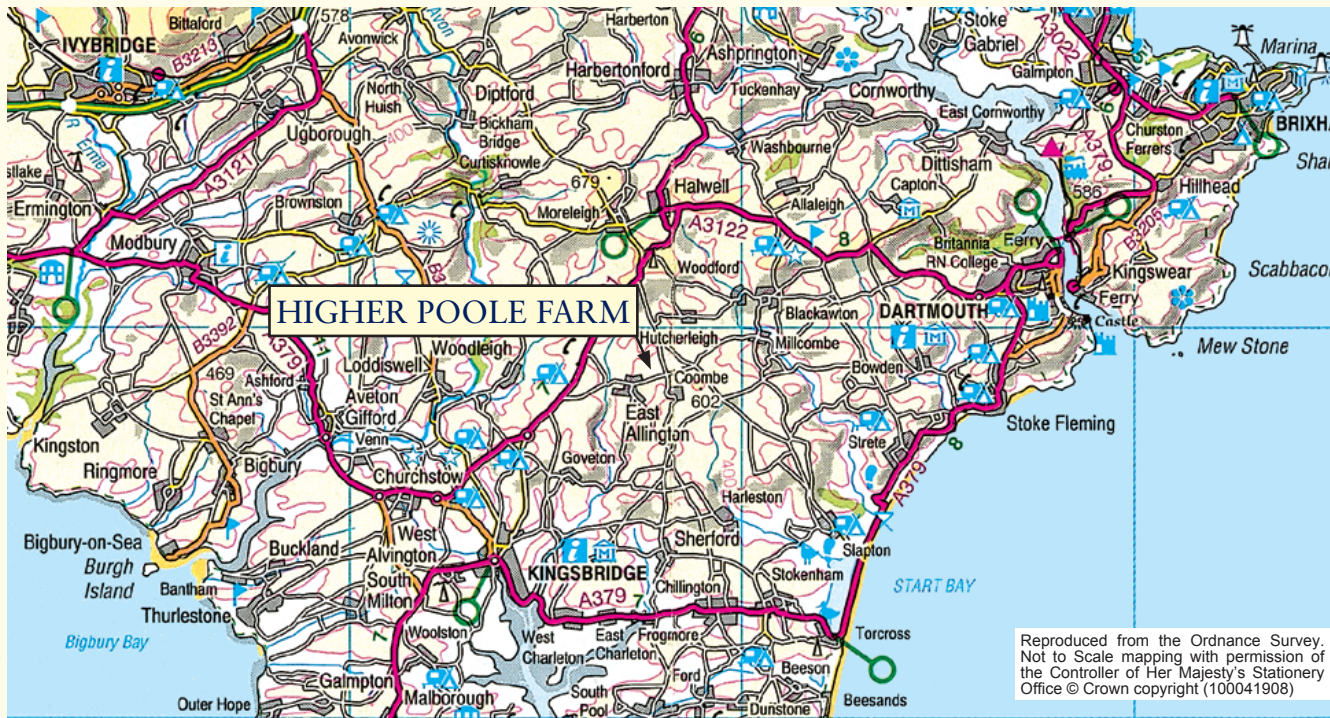
A highly productive run of easy working, level, south and west facing arable land with good road frontage.

### Lot 4 - Productive arable land - 17.82 acres (7.22 ha)

A block of highly productive, easy working, level and west facing arable land with good road frontage.

### Lot 5 - Pony Paddock - 2.16 acres (0.88 ha)

A single enclosure suitable for equestrian or other alternative uses.



## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

## Postcode

TQ9 7PZ

## Directions

From Totnes take the A381 signed Kingsbridge and Harbertonford. Proceed on this road for about 7 miles through Harbertonford and Halwell. Turn Left signposted East Allington and Slapton and continue for about 1 mile and fork right at Hingston Post Cross signposted East Allington. After about 0.5 miles the entrance to Higher Poole Farm will be found on your right hand side.

## Viewings

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

## GENERAL REMARKS AND STIPULATIONS

### Services

Mains electric, mains water, private drainage.

### Council Tax

Higher Poole Farmhouse – Band G

### ELS Agreement

The farm is entered into an ELS agreement the termination date being 31st May 2016. It is a condition of sale that the purchaser takes over the prescriptions of this agreement until the termination date. Further details are available from the agents.

### Sporting Rights

The sporting rights are in hand and included in the sale as far as they are owned.

### Basic Payment Scheme (BPS)

Entitlements under the Basic Payment Scheme will be included in the sale. Best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

### Local Authority

South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
Devon  
TQ9 5NE

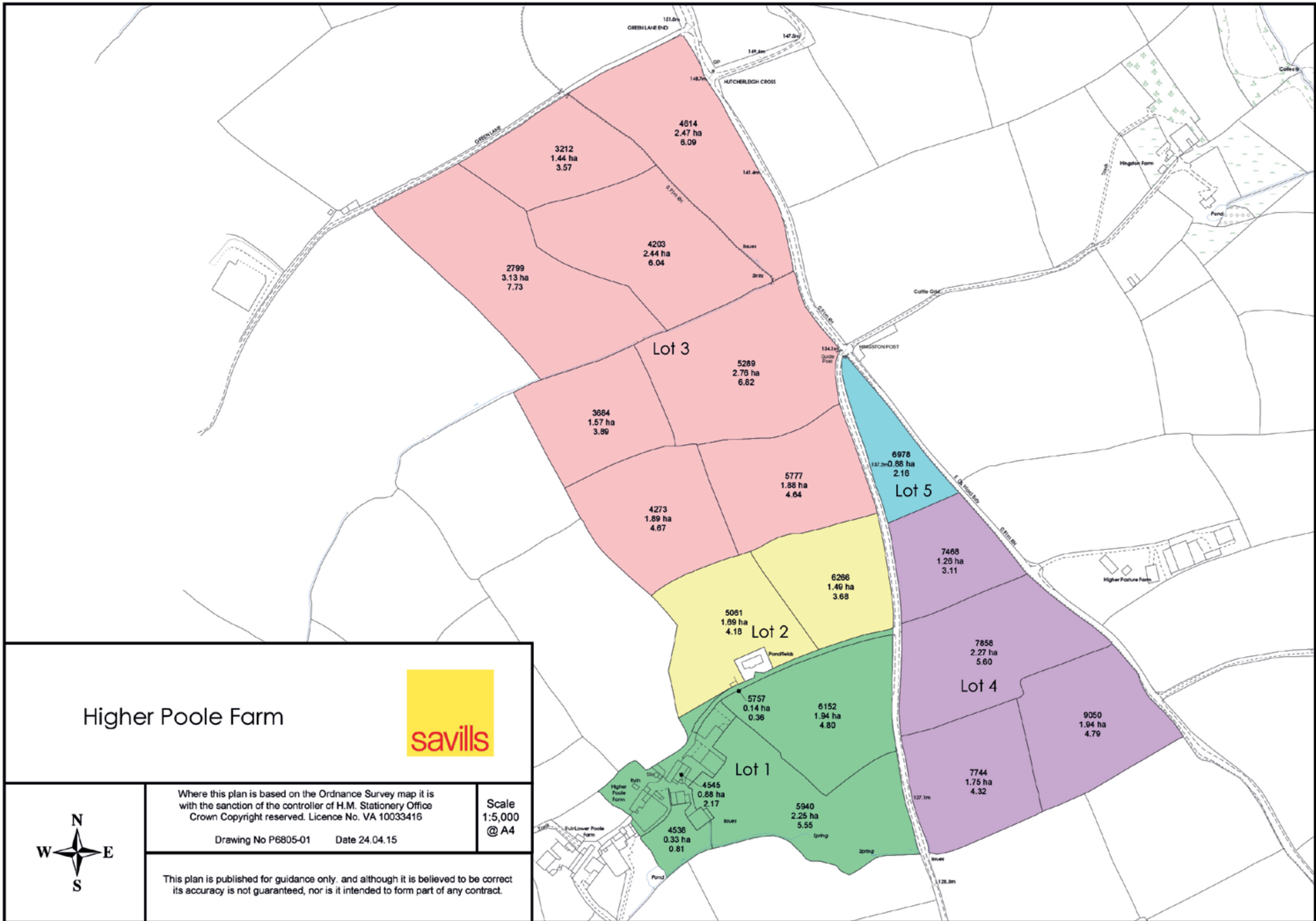
### Footpaths

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

## Important Notice

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Scale  
1:5,000  
@ A4

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