



West Milton Farm

| Bude, Cornwall

| Carter Jonas

**West Milton Farm
Woodford
Bude
Cornwall
EX23 9HY**

A delightful residential farm with two substantial dwellings, situated in a peaceful position close to the Cornish north coast. Approximately 48.77 acres in all.

The farm sits within approximately 48.77 acres (19.74 hectares) of land and woodland and includes two spacious dwellings, as well as useful agricultural buildings.

Situated within easy reach of the Cornish coastline, as well as the A39, the property is likely to be of interest to those seeking a multi-generational move, or perhaps those who are looking to create an income-generating venture.



Location

West Milton Farm occupies a peaceful rural position yet is within 1.5 miles of the A39 and is just 2.5 miles from the Cornish North Coast as the crow flies. The farm is just half a mile from the nearest bridleway and is approximately 1.3 miles from the hamlet of Shop, where there is a primary school, community centre and convenience store.

The village of Kilkhampton is significantly larger and lies circa 3.5 miles to the southeast. It has several amenities including two public houses, butchers, takeaways, a post office, convenience stores (Co-Op and Spar), church, MOT garage and farm equipment supplier.

The farm lies approximately 7.5 miles north of the town of Stratton and 9 miles north of the seaside town of Bude. Between them, the towns offer a wide range of facilities including supermarkets, veterinary practices, eateries, a hospital and both primary and secondary schooling.

Method of sale and Lotting

For sale by private treaty, as a whole, or in three lots.

Lot 1: West Milton Farmhouse, Cornflower Cottage, agricultural buildings, yard area, static caravan and pastureland. Approximately 10.93 acres in total.

Lot 2: Land and woodland on the eastern side of the farm with direct access from the road to the north. Amounting to approximately 31.57 acres in total.

Lot 3: Single pasture field with direct access from the road to the north. Amounting to approximately 6.27 acres in total.

Property

West Milton Farm is a charming residential farm positioned in a peaceful and secluded location. The two residential properties consist of West Milton Farmhouse and Cornflower Cottage.

The two houses share a private sweeping drive and a turning circle which provides ample parking for both dwellings.

West Milton Farmhouse

West Milton Farmhouse is a large five/six bedroom thatched dwelling full of character and measures in excess of 3,700 square feet.

To the ground floor it benefits from a light and airy kitchen/breakfast room which overlooks the rear garden. This room is particularly spacious and provides a focal point for the house. Additionally, there is a living, dining, and games room, utility, snug,

and art room, as well as a study/downstairs bedroom. The entire ground floor is tiled throughout.

There are two staircases which lead up to the first floor. Upstairs there is a family bathroom, as well as five further bedrooms, two of which are en-suite. One of the en-suite bedrooms is situated at the gable end of the house and benefits from a recently upgraded balcony which has pleasant sea views. The other en-suite bedroom also has a dressing room.

Outside, there is a private rear garden which can be accessed around the side of the property, or via the French doors leading directly from the kitchen. The garden is relatively level and consists of lawn and an area of patio. At the bottom of the garden

(and also with separate access from the drive) are a set of stables which have internal and external lighting.

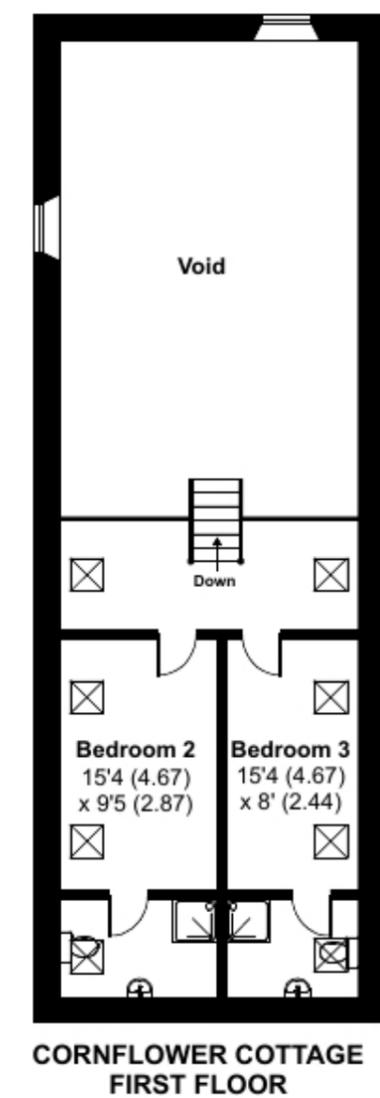
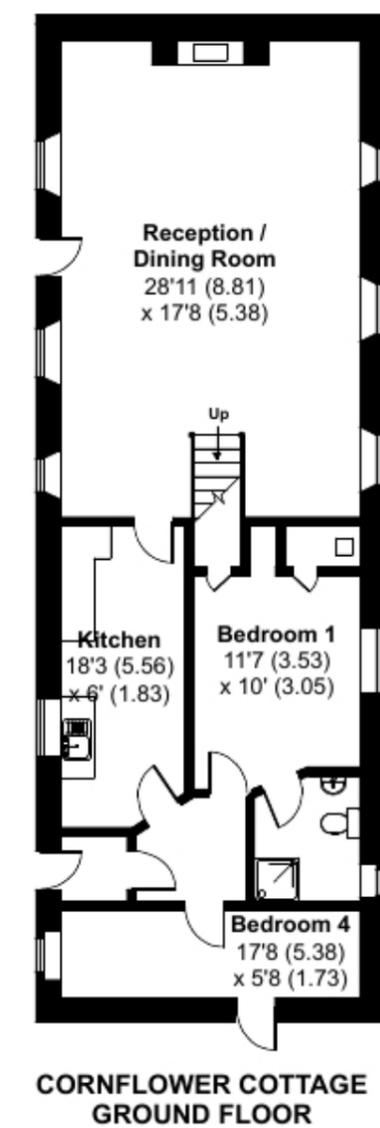
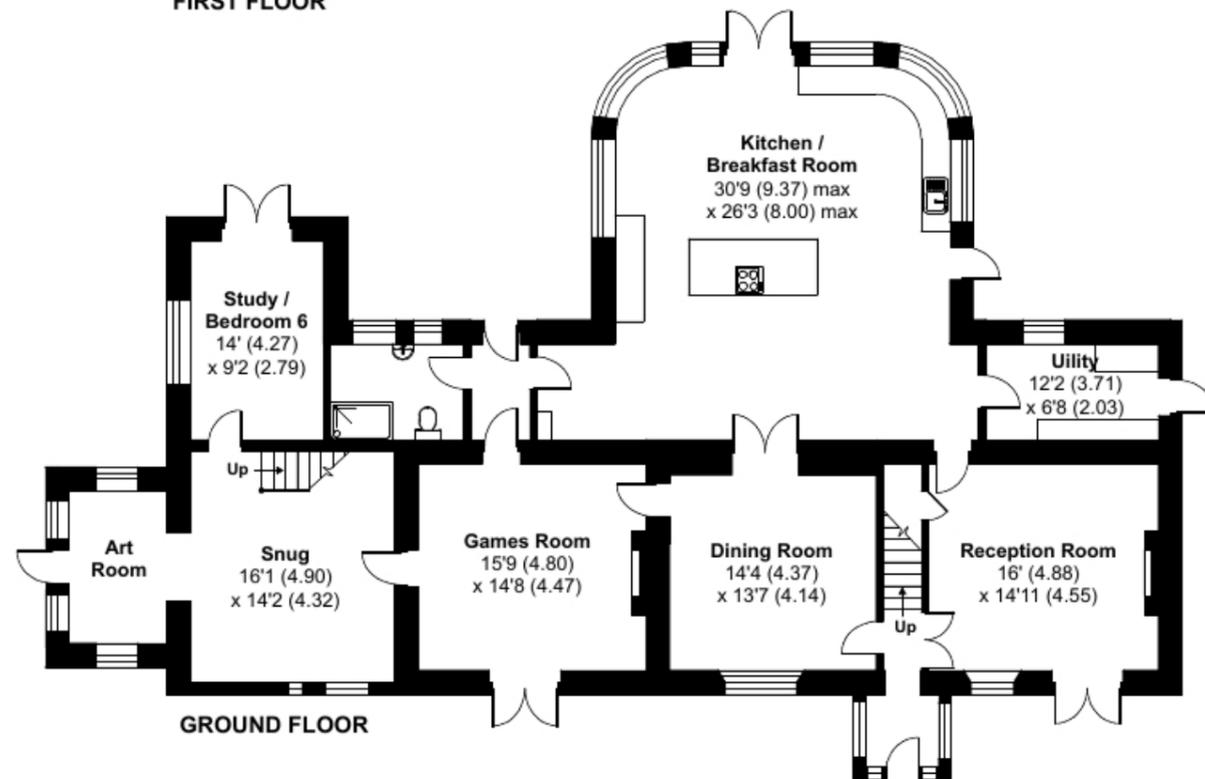
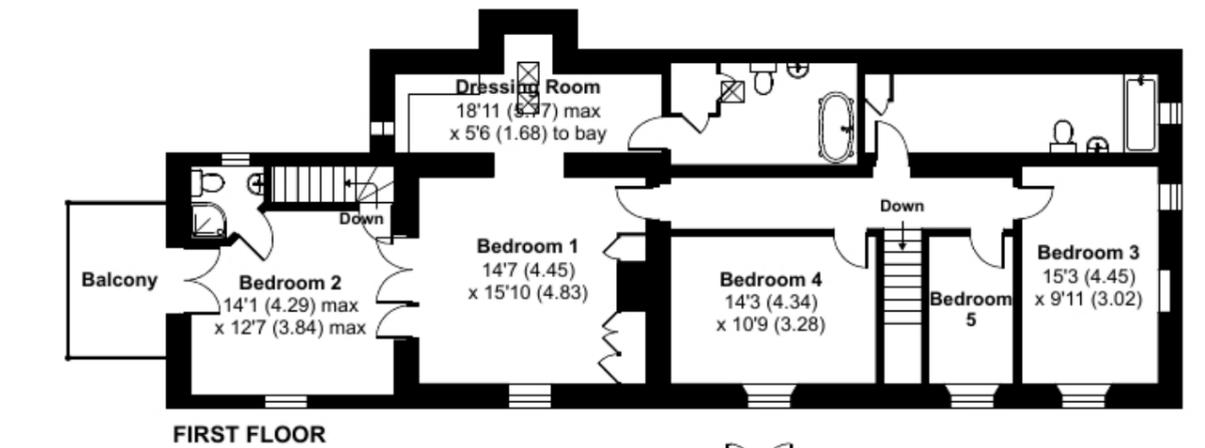
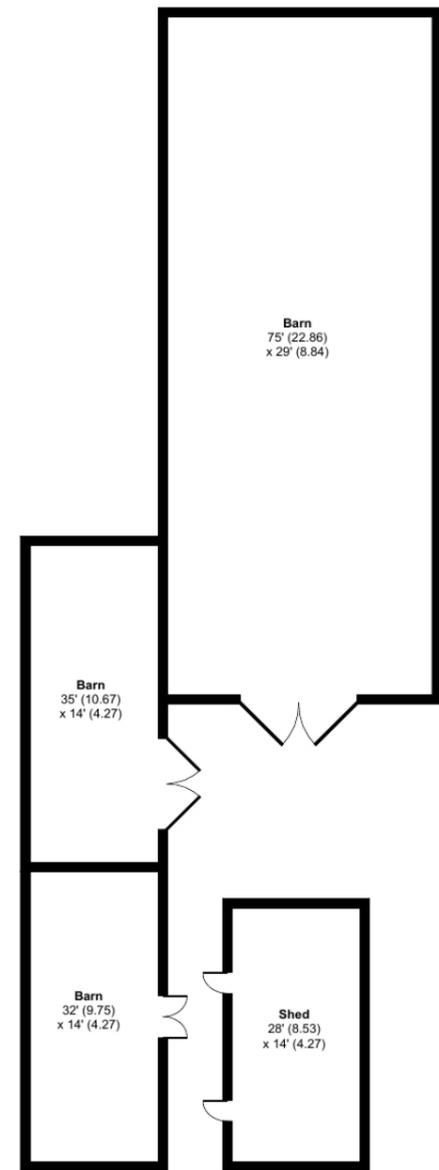
Cornflower Cottage

Cornflower Cottage is a spacious secondary dwelling, comprising four bedrooms (three of which are en-suite, whilst the other is currently used as a store), kitchen and a large double-height living/reception room with vaulted ceiling.

The cottage could be used to provide further accommodation for family, or alternatively it could be let to provide a source of additional income (subject to any necessary consents or MEES compliance works). A favourable response has previously been received to a pre-application which considered splitting the cottage into two dwellings.

Additionally, a purchaser might wish to consider installing a first floor above the living/reception room (subject to any necessary consents) to expand the overall floor area and provide further living space.





Floorplan

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West Milton Farmhouse: 3725 sq ft (346.1 sq m)
 Outbuildings: 3544 sq ft (329.2 sq m)
 Cornflower Cottage: 1580 sq ft (146.7 sq m)
 Total: 8849 sq ft (822sq m)

For illustrative purposes only - not to scale.
 The position & size of doors, windows, appliances
 and other features are approximate only.

Agricultural Buildings

Within lot 1, there are two useful agricultural buildings. Both buildings benefit from an electricity and water connection.

The largest building is an enclosed five bay steel portal frame building, with concrete floor, part concrete walls and timber Yorkshire boarding above. This building also includes a small shed which houses a WC and wash hand basin.

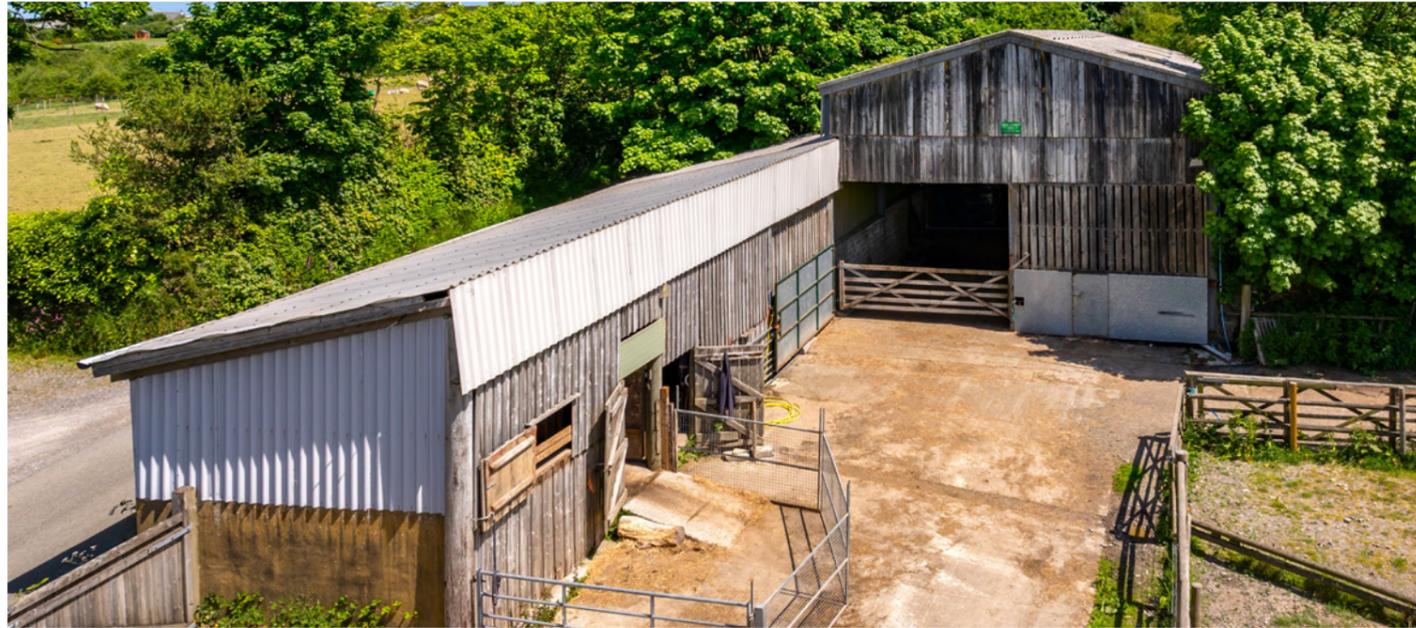
The second building is divided into two and is currently used to store hay and straw, as well as for keeping livestock. This building also houses the pump and filtration unit associated with the borehole water supply.

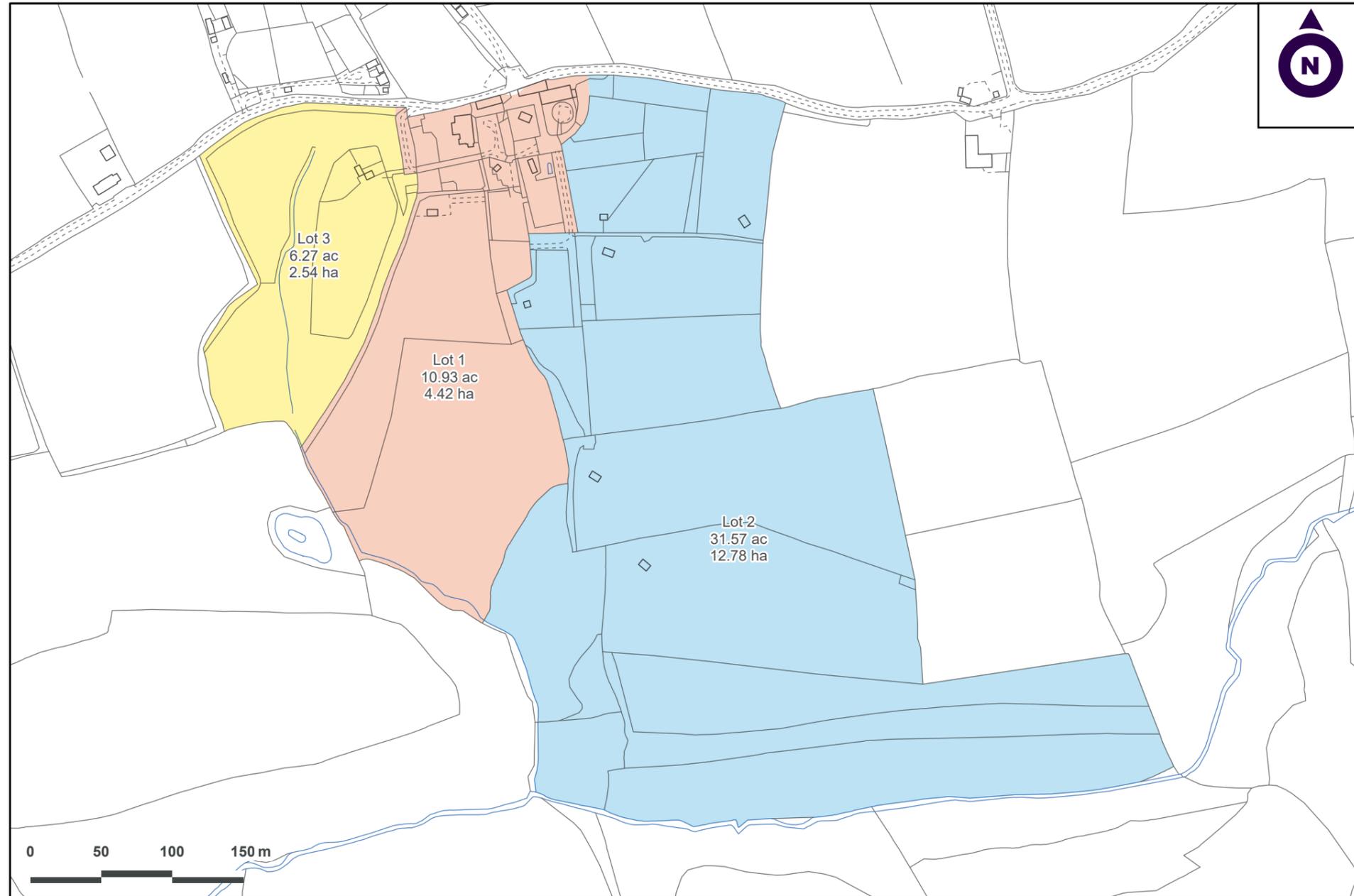
Land

The whole farm extends to approximately 48.77 acres (19.74 hectares) in total. The land is mostly pasture, with an area of woodland to the south amounting to in the region of seven acres. The land has recently been used to keep horses, Shetland ponies, pigs and chickens.

The land nearest the dwellings and agricultural buildings is currently arranged to provide a range of smaller enclosures/ paddocks.

Across the whole farm, there are 11 field shelters (10 of which have stone hardstanding) which are included as part of the sale. The round pen within lot 1, which measures approximately 50ft in diameter and 8ft in height is also included in the sale.





Tenure & Possession

Freehold with vacant possession upon completion.

Services

Water: Borehole supply serving both dwellings.

Electricity: Separate mains supply to each dwelling.

Heating: Separate oil-fired central heating supplies to both dwellings.

Drainage: Private septic tank serving both dwellings.

Broadband: Standard broadband available (see Ofcom website for more information).

Mobile Coverage: EE, Three, O2 and Vodafone networks 'likely' to provide signal for Voice and Data Outdoors, but largely 'limited' or no signal Indoors (see Ofcom website for more information).

Please note the agents have not inspected, nor tested these services.

Wayleaves Easements & Rights of Way

There are no public rights of way over the property.

EPC Ratings

West Milton Farm: D.
Cornflower Cottage: F.

Council Tax

West Milton Farm: Band G.
Cornflower Cottage: Band E.

Local Authority

Cornwall Council
New County Hall
Treyew Road
Truro
Cornwall
TR1 3AY
www.cornwall.gov.uk

Viewings

Strictly by appointment with the agents.

Directions

From the centre of Kilkhampton, proceed north along the A39. After approximately 1.5 miles, turn left signposted 'Stursdon Lee'. Proceed along this road for approximately 0.5 miles before taking the first available right-hand turning. Follow the road, keeping left where necessary and after approximately 1 mile, West Milton Farm will be found on your left-hand side, where a for sale board has been erected.



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