



**Butts Farm, West Alvington, Kingsbridge**

**TQ7 3PL**

Guide Price

**£650,000**

## DESCRIPTION

Butts Farm comprises a detached two-bedroom former farmhouse occupying a generous plot with adjoining agricultural land extending to approximately 13.89 acres in all, to include a general purpose farm building.

While the property would benefit from a programme of modernisation, it offers an excellent opportunity for purchasers seeking a rural home with scope for extension, subject to the necessary planning consents.

By reference to the floorplan, Butts Farm extends to a total gross internal floor area of 2,144 square feet. The internal accommodation extends to 1,711 square feet and briefly comprises the following :-

Front entrance hall, lounge/dining room, conservatory, kitchen, back entrance porch, separate WC, bedroom 1, bedroom 2 & family wet room.

## Outside

The property benefits from attractive gardens laid mainly to patio and lawn, with a small pond, together with a tarmacadam driveway providing off-road parking for several vehicles and two single garages, one being an attached garage with separate store room/workshop on the east side with separate WC.

The agricultural land lies to the north of the farmhouse and extends to approximately 13.89 acres (5.62 hectares), divided into five separate enclosures, all enjoying a gentle north-facing gradient. There land also benefits from a dilapidated stone barn.

Located to the west of the property is a general-purpose Modern Farm Building extending to approximately 1,075 square feet (99.87 square metres) of timber frame construction with part timber cladding beneath a corrugated fibre cement roof and part concrete floor. The building benefits from mains water and electricity.

## Services

Mains water and electric. Private septic tank drainage. Oil fired Rayburn.





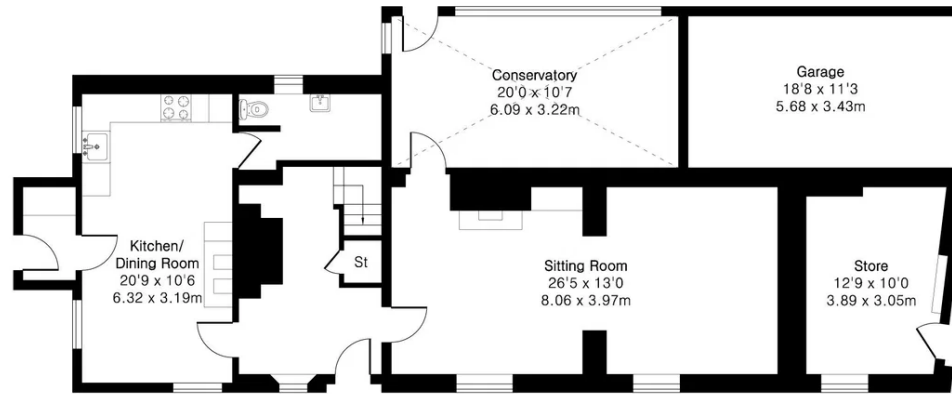
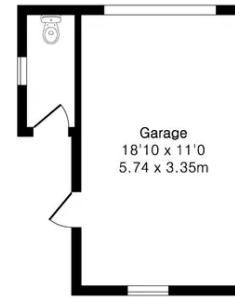
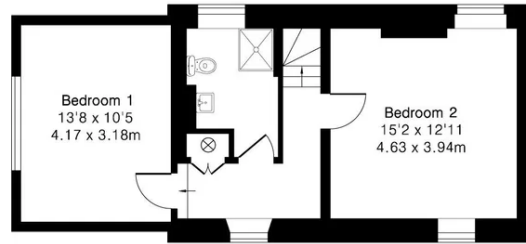
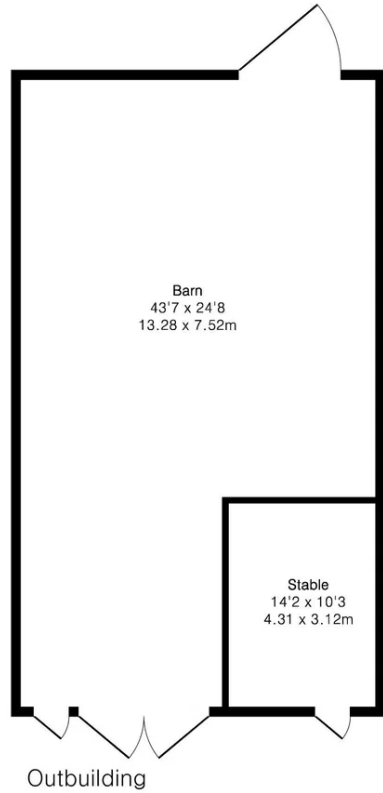
**Approximate Gross Internal Area 2144 sq ft - 199 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1204 sq ft - 112 sq m

First Floor Area 507 sq ft - 47 sq m

Garage Area 433 sq ft - 40 sq m

Outbuilding Area 1075 sq ft - 100 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

