



## CHARMING SOUTH FACING RURAL ORIGINAL FARM COMPLEX

This charming property boasts an original farm complex that includes a South-facing main house and an adjoining 18th-century granite cottage. The property is located in the heart of rural St. Martin and, whilst it would benefit from renovation, offers huge potential.

The property encompasses extensive agricultural fields to the West, South, and East, totalling 16 verges. Barns extend Northward from the main house, creating a spacious inner courtyard accessible via a driveway from the lane.

The ground floor of the main house features a kitchen, two reception rooms, and a convenient house shower room.

Upstairs, you'll find three generous double bedrooms, a house bathroom, and a study. The second floor boasts two additional double bedrooms.

The dower cottage provides an open-plan kitchen/sitting room with a delightful granite fireplace, a spacious double bedroom, and a good-sized house bathroom.

Additionally, it includes a large loft with a finished floor, providing further potential subject to obtaining necessary permissions.

The property is accessed via a private driveway leading to the central courtyard, which can accommodate parking for up to 12 cars. There are two long barns that can also be utilized for parking, and a South-facing garden adds to the property's appeal.

Furthermore, the estate includes 16 verges of agricultural land, featuring an equine meadow and agricultural fields to the East, South, and West. Situated on a picturesque rural lane, this property exudes charm and offers a myriad of possibilities.







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## FEATURES

- Five-bedroom main house
- One bedroom dower cottage
- South facing garden
- Large barns & courtyard
- In need of renovation
- 16 verges of land, owns land to East, South and West

## INFORMATION

- Mains water (original borehole retained)
- Soakaway drainage
- Oil fired central heating
- Listed Grade 3
- Parking for 12 cars
- Back field (to East & South) (MN517) 10.20 verges
- Field to West (MN515) 5.0 verges
- Equine meadow to West (MN516) 1.0 verges
- Parish rates for 2023 were £1,298.86
- Freehold and Entitled/Licensed

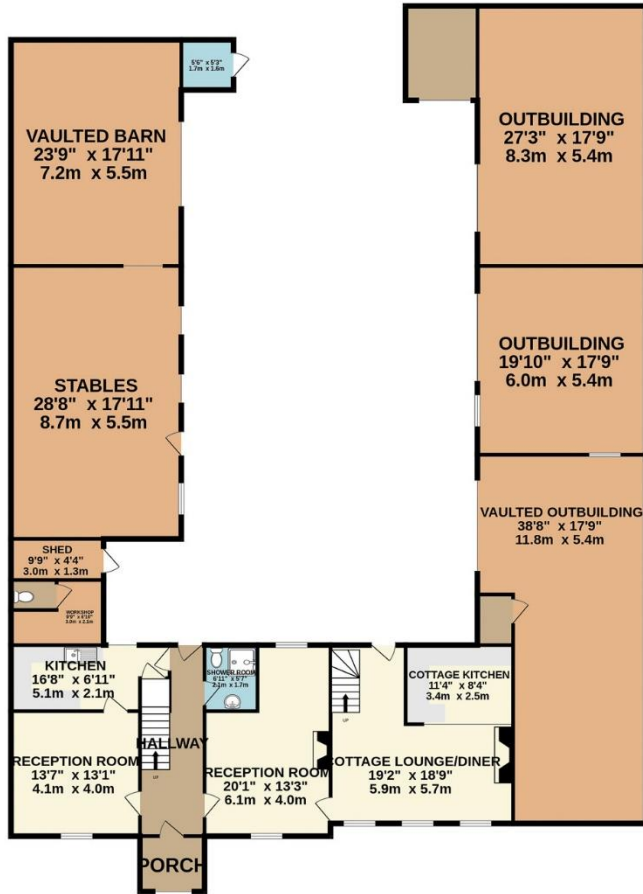


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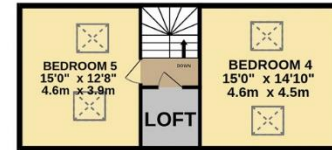
GROUND FLOOR  
3656 sq.ft. (339.6 sq.m.) approx.



1ST FLOOR  
2864 sq.ft. (266.1 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



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TOTAL FLOOR AREA : 7027 sq.ft. (652.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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