



**Great Moreton  
Launcells, Cornwall  
EX23**



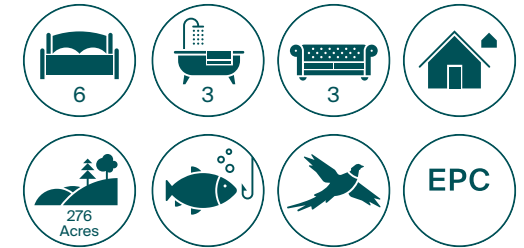
**An unspoilt and tranquil Cornish sporting estate with period farmhouse, two cottages & various outbuildings and set in approximately 276 acres.**



# Situation & Amenities

The farmhouse is surrounded by its own land in a beautiful setting at the end of a mile-long drive (shared along the first part), just five miles from the sea and surfing beaches of North Cornwall. Great Moreton is ideally placed midway between the coastal resort town of Bude and the market town of Holsworthy, which both have a wide selection of shops, local businesses and amenities including medical, dental and veterinary surgeries. Between them they also have a Waitrose, Sainsbury and Morrison and both Waitrose and Sainsbury deliver to the property. There is good access to main roads via the B3254, which runs through the village and links to both the A3072 and the A39. For other transport links there are direct line services to London Paddington and London Waterloo stations from both Exeter and Bodmin Parkway. Both Newquay (44.8 miles) and Exeter (53.6 miles) airports are also within easy reach and offer regular services to London of about an hour's duration.

*Grimscott 1.1 miles, Bude 6.2 miles, Sandymouth Beach 5 miles, Holsworthy 7.6 miles, Barnstaple station 32.9 miles (Exeter 55 minutes/Paddington 3 hours 32 minutes), Newquay Airport 44.8 miles, Exeter city centre 48.3 miles, Exeter Airport 53.6 miles (London City Airport 1 hour) (Distances and times approximate)*





## Great Moreton Farm

Some places are so peaceful that you can almost hear the silence. Great Moreton Farm is such a place. The farm is a perfect rural sanctuary accessible via two private lanes, each about a mile long and provides absolute privacy (no public footpaths) without being inaccessible. The farmhouse sits in the centre, and is surrounded by a beautiful mix of grazing, culm grassland and young woodland that is a haven for a wide variety of wildlife including roe deer and three different species of owl. The farm is Saxon in origin and the house was listed as a manor in the Domesday Book. Since then the main house has undergone a series of alterations and was originally thought to be much larger but is now an ideal sized, unlisted family house that reflects its most recent transformation in the mid-Victorian era.

The house was bought by the current owners in 2011 as a virtual ruin and has since been completely and sympathetically renovated throughout. An extension was also added to provide a good-sized laundry/boot room and a separate office, which has windows on three sides with lovely views.

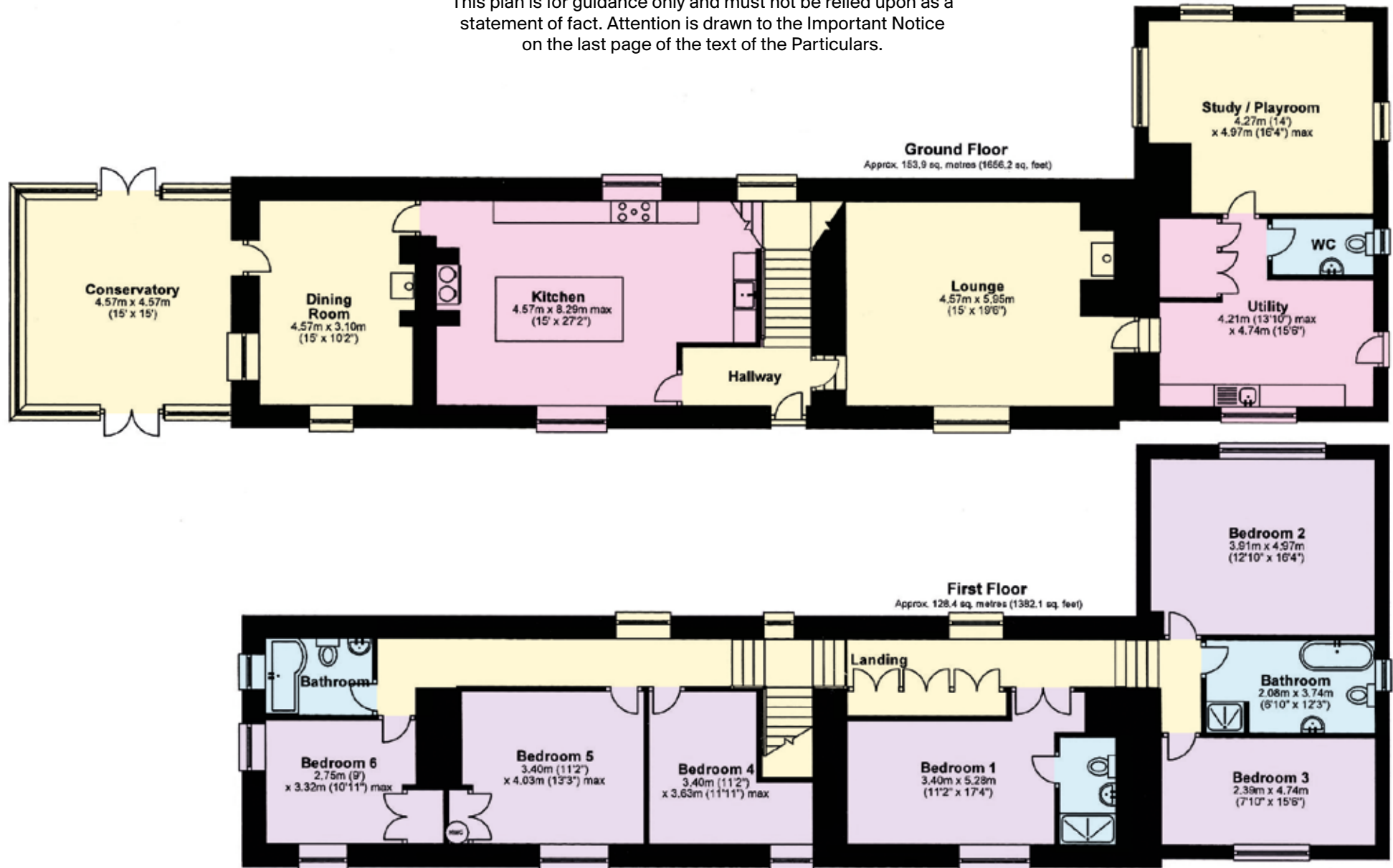
The house is built of local stone largely covered in painted render with a slate roof, large windows, attractive carved barge boards and looks out over its cottages and outbuildings towards the surrounding countryside. On the ground floor are two good-sized reception rooms, both with fireplaces fitted with wood-burning stoves, with a large conservatory off the dining room. The charming farmhouse kitchen has a fine slate floor, ceiling beams and is fitted with timber units including a large central island, granite work surfaces, multi-fuel Rayburn and electric Cuisine Master 100 range cooker. On the first floor is a split landing leading to all the bedroom accommodation. At one end is the principal bedroom with adjacent bathroom and dressing room, which can serve as an additional bedroom if required, and there are four further double bedrooms, an en-suite shower room and a family bathroom.



# Great Moreton Farmhouse

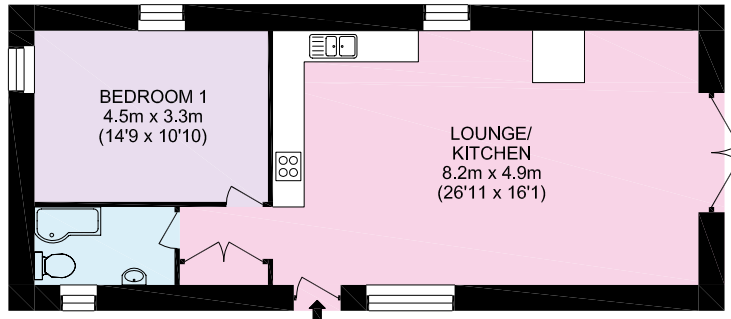
Approximate Gross Internal Floor Area  
282.3 sq.m/3,308.2 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



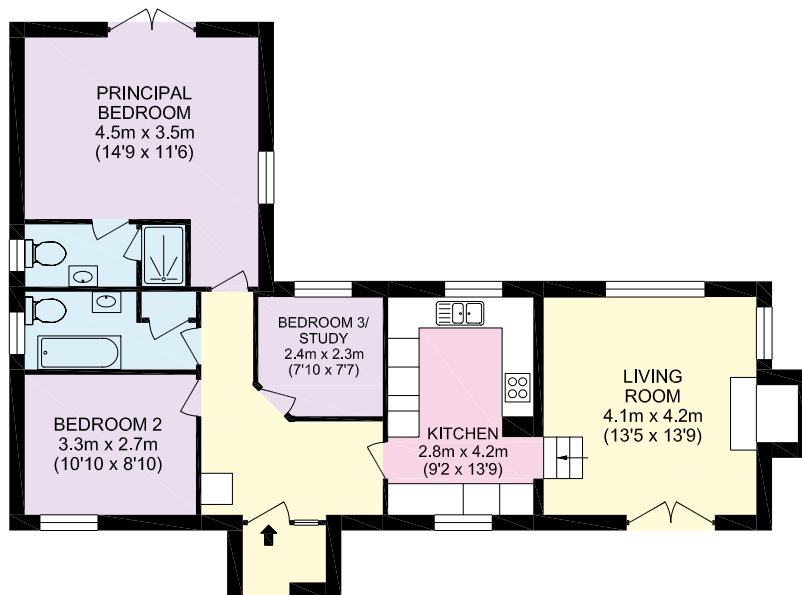
## Jemima Cottage

Approximate Gross Internal Floor Area  
62.4 sq.m/675 sq.ft.



## Rosamund Cottage

Approximate Gross Internal Floor Area  
84.7 sq.m/912 sq.ft.





Jemima Cottage

## Cottages & Outbuildings

Facing the house across a large courtyard garden is a substantial stone barn with two lean-to stores on one side, that would be ideally suited for a variety of different purposes, subject to the appropriate planning permissions, and on the third side of the garden is a stone outbuilding housing the bio-mass boiler. Beyond it are two holiday cottages (Jemima Cottage/sleeps 2 & Rosamund Cottage/sleeps 5), each with their own garden area and let very successfully through Classic Cottages (see [www.classic.co.uk](http://www.classic.co.uk)). Behind the period barn is an extensive parking area beside two livestock barns and a machinery/feed store barn. One of the livestock barns has been adapted internally to accommodate five large loose boxes.

## Land & Sporting Potential

The farmland is a major part of the attraction of Great Moreton as a whole. It is a wonderfully rural and unspoiled oasis that has great potential for further development with stewardship agreements already in place. Over recent years it has been used for a herd of whitebred shorthorn cattle and comprises a mix of grazing, culm grassland and about 80 acres of young woodland ideally placed for the future ELM grants system or for carbon offset development.



Jemima Cottage



Jemima Cottage





Rosamund Cottage



Rosamund Cottage



The farm also hosts an established shoot for wild pheasant, snipe and woodcock, with five small flying ponds, roe deer stalking and single bank fishing rights on the River Tamar, which runs along the eastern boundary of the farm. In all there are about 276 acres (111.7 hectares).

## Tenure

Freehold

## Services

Mains water & electricity. Private drainage. Bio-mass-fired and oil-fired central heating. Microwave broadband.

## Local Authority & Council Tax Band

Cornwall Council ([www.cornwall.gov.uk](http://www.cornwall.gov.uk)), Tax Band D.

## Directions (Postcode EX23 9LY)

Travelling west bound on the A3072 towards Bude, at The Red Post Inn crossroads, about three miles east of Bude, turn right onto the B3254, signed to Grimscott. Continue for just over a mile to the village. Turn right on a left-hand bend at the start of the village onto Moreton Lane. The beginning of the drive to the property begins after a short distance. Continue for about a mile and park in the parking area beside the modern agricultural buildings.



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**We would be delighted to tell you more.**

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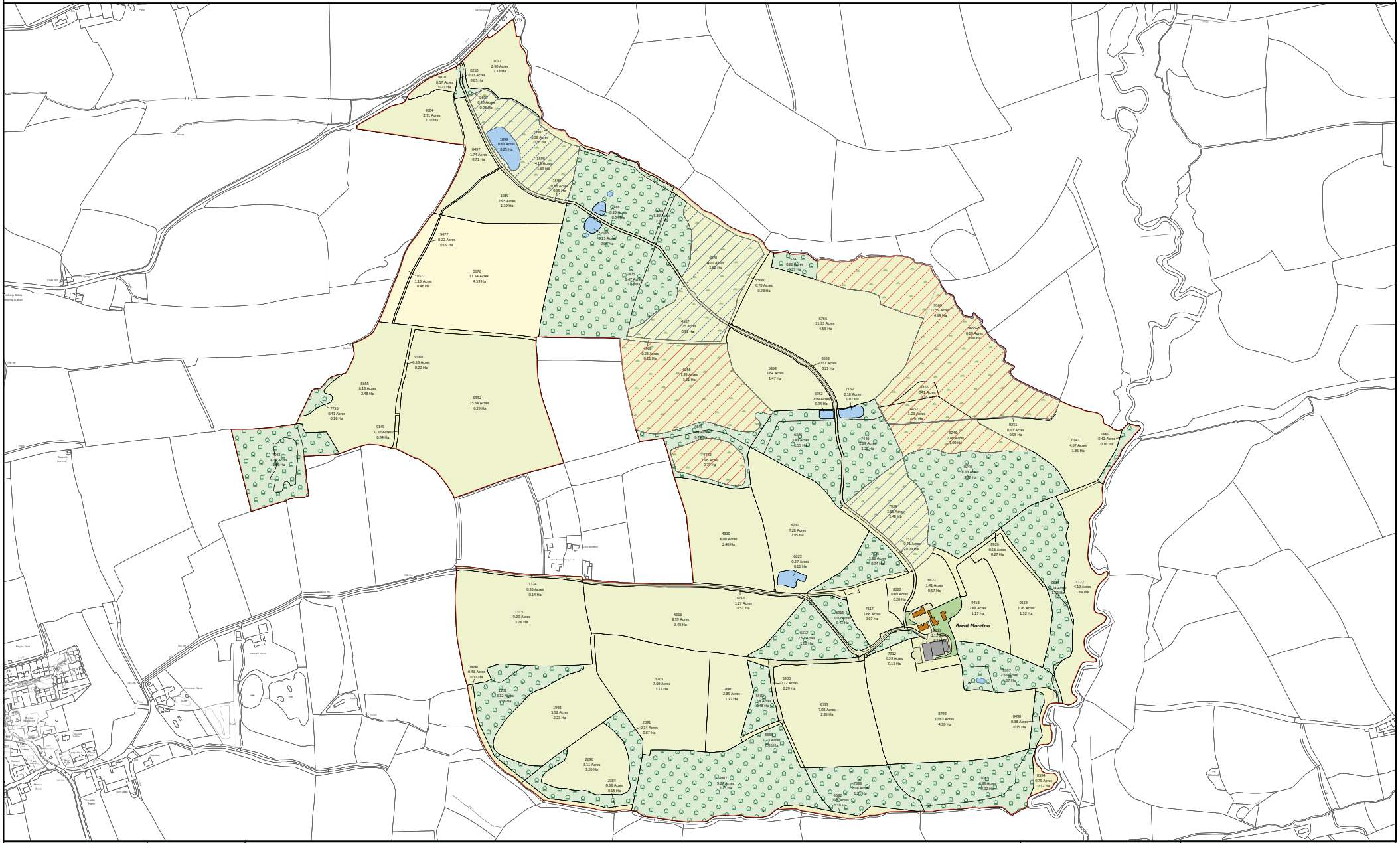


**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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# Great Moreton Farm




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Land Use:	
	Pasture
	Arable
	Game Cover
	Woodland
	Parkland
	Verge / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Gardens
	Road / Track

Heathland (Rushy) Grazing (game)  
 SSSI Heathland (Rushy) Grazing (game)

NB: If field & building type are unknown - assumed pasture & residential



Date: 17:10:18 CW  
 Drawn By: CW  
 Scale: 1:6000 @ A3  
 Title: **Great Moreton Farm**

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