

Barn 2



Barn 2 Firs Barton , Ashreigney, Chulmleigh, Devon EX18 7PP

A detached Atcost barn with consent for conversion into a 3 bedroom dwelling

Dolton 2.8 Miles, Winkleigh 5.7 Miles, Torrington 7.7 Miles, Barnstaple 13.6 Miles.

- Consent for single storey home
- 1560 sq ft Accommodation
- To include 3 Bedrooms
- Approximately 0.79 of an Acre
- Lovely Far Reaching Views
- 1 of 2 Barns Available

Guide Price £195,000

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SITUATION AND AMENITIES

In rural surroundings enjoying far reaching views towards Dolton Beacon and Dartmoor. The property is located about 4 miles from the heart of the village which has a thriving local community and falls under the Winkleigh Primary School and catchment area. The small Market Town of Chulmleigh is about 8 miles. More local facilities are available at High Bickington, about 4 miles, where there is also an 18 hole Golf Course. South Molton is 14 miles and the Regional Centre of Barnstaple a similar distance. On the outskirts of Barnstaple the North Devon Link Road provides access to Junction 27 of the M5 in about 45 minutes as well as access to Tiverton Parkway (London, Paddington, in just over two hours). Exeter is about 30 miles.

DESCRIPTION AND PLANNING PERMISSION

BARN 1 the former Dairy, has consent for conversion to a 3 bedroom detached unit covering 158 square metres or 1700 square feet. There is a SILAGE PIT, walled on three sides, measuring 59 x 33 feet and part of a MILKING PARLOUR measuring 59 x 41 feet, with planning permission granted to create the main reception room and utility adjoining the former dairy, both offering potential for alternative uses subject to Planning Permission. The area of ground being offered with this unit is approximately 0.79 of an acre of yard and paddock. Other Former Farm Buildings. BARN 2 Together The Dairy and Former milking parlour equate to 172.29 square meters. There is private access. The area of ground being offered with this unit is approximately 0.50 of an acre of yard and paddock. Other Former Farm Buildings.

BARN 2 is a former Atcost Barn with consent for conversion to a 3 bedroom single storey residence covering 150.4 Square meters or 1618.89 Square feet. This is being sold together with a SLURRY RING, 40 feet in diameter and also has consent for a new private access. The area of land to be sold with this is approximately 0.46 of an acre, mainly garden.

BARN 3 is a former Cart Shed with consent for conversion to a single storey, 1 bedroom dwelling covering 48 square meters or 516 square feet with potential for extension, subject to Planning Permission. This is being sold together with a Dutch Barn, 45ft x 20ft as well as yard and small area of paddock, in all about 0.39 acres. The Planning Authority is Torridge District Council, Riverbank House, Bideford, EX39 2 QG Tel. 01237 428700. The Planning references are; BARN 1 0397, decision date 8/6/18, BARN 2 0585, decision date 2/8/18, BARN 3 1237, decision date 22/1/19. There is an associated consent for alternative access and parking to Barn 2, Planning ref. 309, decision date 11/3/19.

SPECIAL NOTE

BARN 1 1/0220/2021/AGMB, decision date 4th June 2021, BARN 2 0585, decision date 2/8/18. BARN 2, Planning ref. 1/0713/2021/AGM, decision date 12th August 2021.

DIRECTIONS

From Barnstaple take the A377 for approx 6 miles. Pass the garage on the right, take the next turning right towards Atherington. On entering the village, immediately after the Post Office, turn left on to the B3132 signed High Bickington. Continue for about 6 miles & the barns will be found on the left hand side, identified by our For Sale boards.



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