



Woodford Barn



Woodford Barn

, Blackawton, Totnes, TQ9 7AZ

Dartmouth 6.5 miles; Kingsbridge 6.5 miles; Totnes 11 miles

Agricultural Barn with prior approval for conversion to two dwellings

- Prior Approval for conversion to 2 dwellings
- Detached agricultural barn
- Approx. 2.4 acres
- Elevated rural position
- Far-reaching countryside views
- Edge of Blackawton village
- Private track access
- Freehold

Offers Over £500,000

SITUATION

The property occupies a delightful rural position on the edge of Blackawton, set within rolling South Hams countryside and enjoying far-reaching views across open farmland. The village lies approximately 300 metres to the north-east and provides a popular community with primary school, public house and village amenities.

Totnes is within easy reach and offers a broad range of independent shops, schooling and mainline rail links to London Paddington. The South Devon coastline, Dartmouth and Blackpool Sands are also conveniently accessible.

The setting offers a rare opportunity to create a contemporary rural home within an accessible yet peaceful location.

DESCRIPTION

The property comprises a substantial detached agricultural barn of steel portal frame construction beneath a shallow pitched roof, positioned within its own land extending to approximately 2.4 acres.

The barn sits comfortably within the parcel and benefits from open rural outlooks on all sides. The surrounding land is laid to pasture and gently undulating, providing a strong sense of space and privacy.

The building remains in agricultural use and presents a compelling opportunity for residential conversion.



PLANNING

Prior Approval was required and granted under Application Reference 3382/23/PDM for:

Change of use of the agricultural building to 2 No. dwellinghouses together with associated development under Class Q.

The approval is subject to conditions and implementation requirements as detailed in the decision notice.

Purchasers are advised to satisfy themselves as to the planning position and any future proposals by making their own enquiries with South Hams District Council.

OUTSIDE

The land extends to approximately 2.4 acres in total and comprises pasture surrounding the barn. The site enjoys open views and a rural backdrop, offering scope for landscaped gardens, amenity space and rural lifestyle appeal, subject to the relevant consents.

Access is taken via a private farm track leading from the adjoining public road.

SERVICES

Mains water and electricity are available in the adjoining road, with an easement in place with the neighbouring landowner allowing the installation and connection of services. BT is also available nearby and can be connected in a similar manner.

There is no mains drainage, therefore a private sewage treatment plant will be required.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth, passing through Harbertonford and Halwell. At Totnes Cross, turn left onto the A3122 signposted Dartmouth. After approximately two miles at Forces Cross, turn right signed Blackawton. Continue for 1.1 miles and at the T-junction turn right into the village. Drive through the village, passing the George Inn and village shop on the left and the church on the right. Continue on the road signed Millcombe and out of the village. The access can be found shortly on your right.

What3words: [///registry.galloped.copy](https://www.what3words.com/registry/galloped.copy)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454



@StagsProperty

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