



Barn at Burnt House Farm



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Northmostown, Sidmouth, EX10 0NL

Sidmouth (3.5 miles), Budleigh Salterton (4.7 miles), M5 Junction 30 (10 miles), Exeter city centre (14.6 miles)

An impressive detached cob and thatched barn with planning permission for a conversion into a 3 bedroom dwelling with lovely grounds.

- Beautiful rural location close to Sidmouth and Budleigh Salterton
- Planning reference 25/1773/FUL granted on Thu 18 Sep 2025
- Plans show stunning open plan sitting room with mezzanine
- Rare opportunity to purchase a barn with planning for conversion
- Good sized plot extending to around 0.2 acres

Guide Price £270,000

SITUATION

Burnt House Barn is located in the charming hamlet of Northmostown, a beautiful and quiet part of East Devon around 3.5 miles from Sidmouth and 14 miles into the centre of Exeter.

Surrounded by countryside there are some beautiful walks in the area, the villages of East Budleigh, Otterton and Colaton Raleigh are not far and the seaside town of Budleigh Salterton is around 4.7 miles away.



DESCRIPTION

A fantastic and rare opportunity to purchase a beautiful Grade II Listed barn nestling in this lovely part of East Devon with full planning consent for removal of a Nissan hut and the proposed conversion to a single dwelling with associated works, parking area and landscaping, planning reference 24/2190/FUL). Architects plans show a kitchen/dining room, impressive vaulted sitting room with stairs rising to a mezzanine level, 3 bedrooms and two bathrooms. The plans work sympathetically with the style and fabric of this pretty former agricultural building and show to the front an attractive courtyard providing off road parking, there is an attached garage and steps rise to a good sized garden overlooking fields. The overall plot size is approximately 0.2 acres.

PLANING PERMISSION

East Devon District Council gave planning permission on the Thu 18 Sep 2025 for removal of Nissan hut, proposed conversion of an existing barn to a single dwelling with associated works, parking area and landscaping (re-submission of 24/2190/FUL) 25/1773/FUL. A range of accompanying documents are on the East Devon website

CIL PAYMENTS & BIODIVERSITY GAIN PLAN

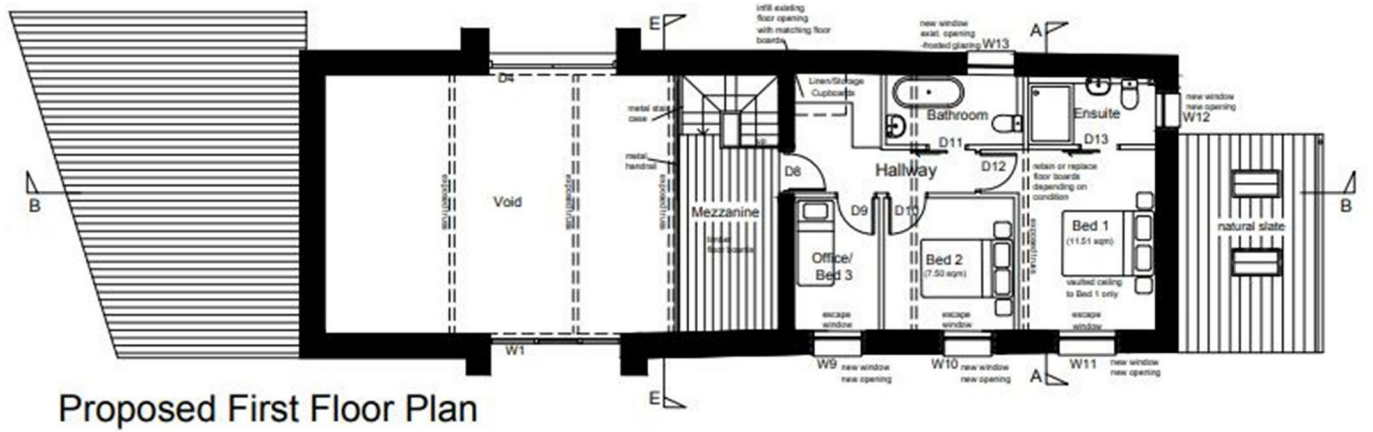
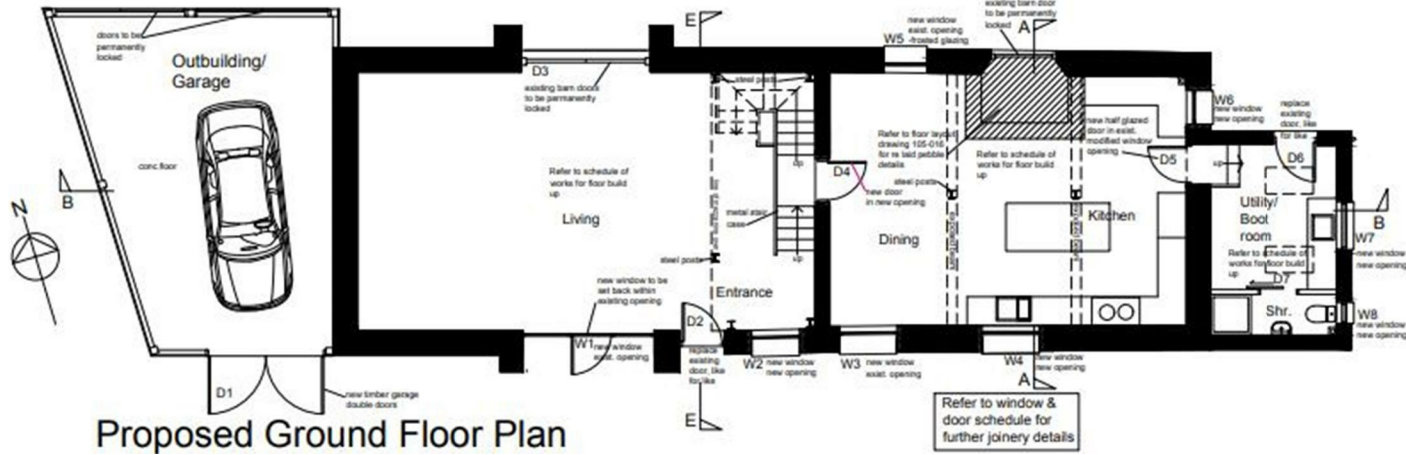
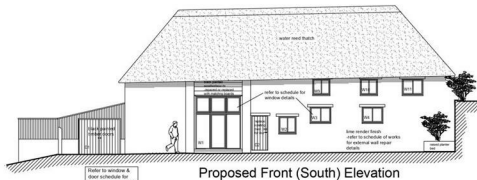
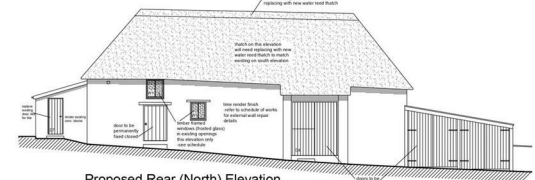
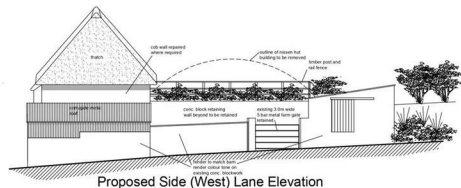
A Community Infrastructure Levy (CIL) is due on this development of £27,654.05. There is an exemption from CIL payments for self-builders if lived in for a minimum of 3 years. 0.03 Habitat units are required as part of the Biodiversity Gain Plan.

SERVICES

Utilities: Central heating proposed to be provided by an air source heat pump or oil fired boiler
Drainage: A new sewage treatment plant has been proposed
Council Tax Band: Not yet banded
Tenure: Freehold
Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What Three Words: ///mice.famous.neat



Architectural Drawing: Proposed First Floor Plan
Scale: 1:100
Date: 2025
Author: P. McCabe
Client: P. McCabe
Project: Proposed Barn Conversion
Location: Barnhouse Farm, Hartwood, Devon



Architectural Drawing: Proposed Ground Floor Plan
Scale: 1:100
Date: 2025
Author: P. McCabe
Client: P. McCabe
Project: Proposed Barn Conversion
Location: Barnhouse Farm, Hartwood, Devon

Architectural Drawing: Proposed Front (South) Elevation
Scale: 1:100
Date: 2025
Author: P. McCabe
Client: P. McCabe
Project: Proposed Barn Conversion
Location: Barnhouse Farm, Hartwood, Devon

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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