

Established

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1816



**Higher Court Barn, Higher Hatch Farm, Loddiswell, Kingsbridge, TQ7 4AJ**

**Guide Price £190,000**

A fine Grade II Listed Detached Stone Barn with Planning Consent for conversion to a 3 bedroom property.

DRO02361

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### Situation

Higher Court lies between the estuary town of Kingsbridge and the village of Loddiswell. It stands in a rural location in a lovely part of the South Hams. The barn was formally part of a traditional farmyard with a listed farmhouse set on the outskirts of this group of stone and slated Barns. Once converted this property will have the most attractive of settings, with the convenience of being within easy driving of the coastlines of the South hams. Also within easy reach of all the main centres of the region. Kingsbridge is a nearby town with a comprehensive shopping centre, a wide range of leisure activities and pursuits with access to the Salcombe Estuary.

Kingsbridge approx. 3.0 miles, Dartmouth approx. 14.8 miles, Totnes approx. 13.4 miles, Plymouth approx. 18.1 miles, Exeter approx. 39.1 miles. (London Paddington via Totnes Train station approx. 2.45 hours).

### Description

Higher Court Barn at Higher Hatch Farm originally formed part of this Grade II listed farmstead. This Grade II listed detached barn with a stone pillared façade, lending itself through the clever design allowing plenty of natural light into the spacious 3 bedroom home with open plan living. An attached utility and office area is incorporated into the design.

### Construction

Construction of Barn is of traditional in part open fronted stone and cob building with planning consent to convert to a three bedroom character home maintaining many of the original features. Planning reference number: 3996/22/LBC.

Conditional plans have been drawn and prepared by BBH Architects, Dartmouth, Limited of 9 Duke Street, Dartmouth, TQ6 9PY. Plans are in reasonable detail but not for Building Regulation purposes.

### Proposed Accommodation

Offering an entrance porch into inner hall with W.C. and stairs down to office and utility area with ground floor bathroom, three principal bedrooms all with double doors opening out onto the inner courtyard, one ensuite and two sharing a shower room. Two staircases leading to the upper floor with an impressive open plan layout, large windows overlooking the courtyard. Separate living area with external entrance to the original stone steps and useful attic storage area with reduced headroom. The plans now specify roof of corten steel – please see the conditions granted with this application.

### Outside

The property stands with its own front Southerly facing courtyard and vehicular access with a small garden bank area to its rear.

### Services

Mains water and electricity on site. Private drainage connection.

### Agents Note:

The 106 payment has been settled.

### Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

### Planning Reference

Planning Reference: 3996/22/LBC.

### Viewing

Strictly by telephone appointment through Rendells Estate Agents, Tel: 01803 863888

### Directions

From Totnes follow the A381 towards Kingsbridge just before reaching Kingsbridge town turn right (second exit) at the roundabout signposted Kingsbridge, follow this road to a cross roads and drive straight across this again signposted Kingsbridge. At the next roundabout take your second exit on the right signposted Aveton Gifford. You will then come to the small village of Churchstow and just as you reach the 'pub' on the left hand side, take the right turn by the bus stop. Follow this road, signed 'Hatch' and take the left fork in the road. Follow this road and Higher Hatch will be reached after approximately ½ mile.

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