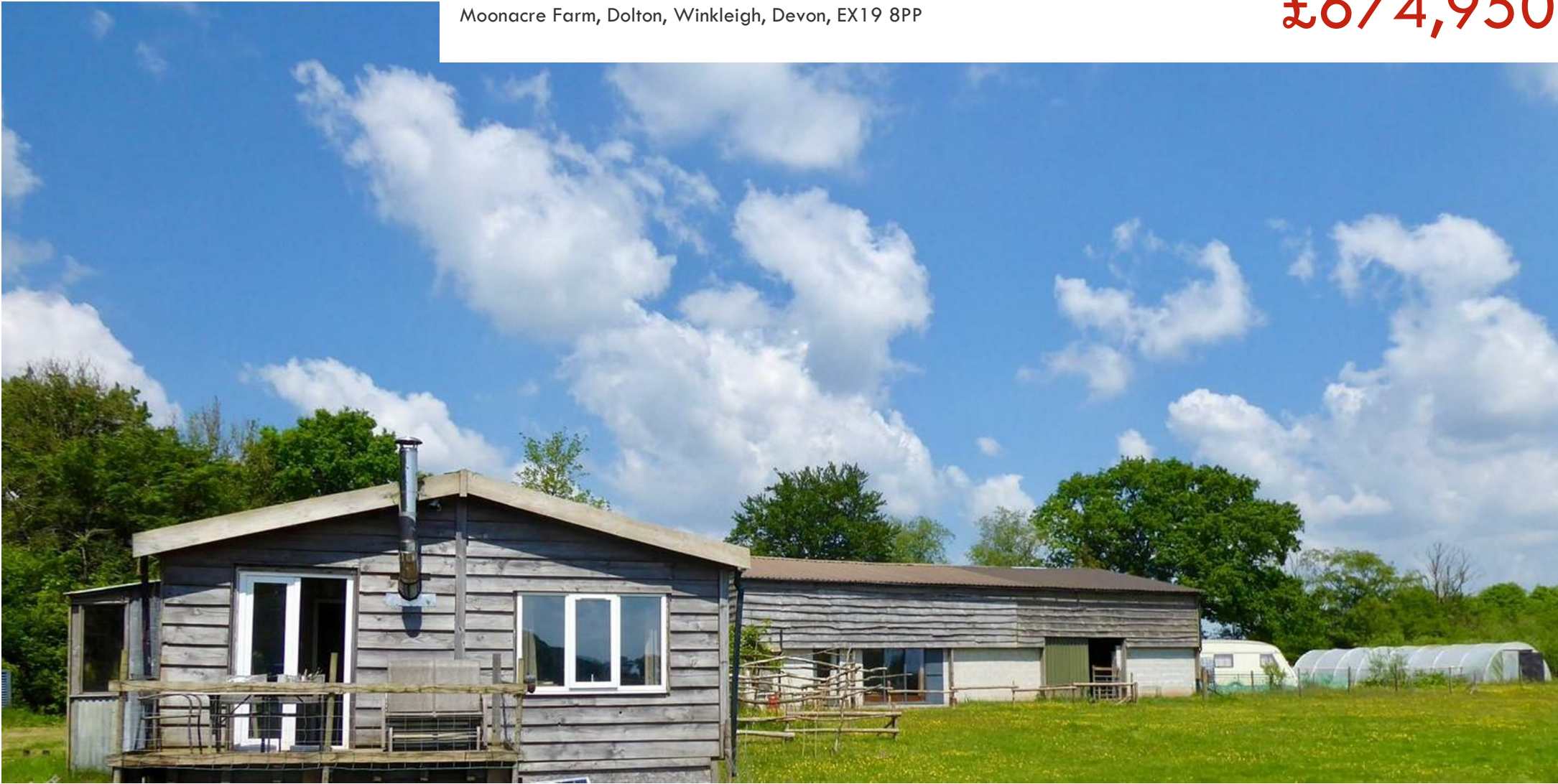


Outstanding Life Style Opportunity

Moonacre Farm, Dolton, Winkleigh, Devon, EX19 8PP

Offers In The Region Of

£674,950



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An Outstanding Life Style Opportunity

Moonacre Farm, Dolton, Winkleigh, Devon, EX19 8PP



The chance to develop, potentially 3 rural homes and a business in unspoilt rural North Devon, with views to Dartmoor and set in about 18 acres.

The sale includes an extant planning consent to build a new 3 bed agriculturally tied dwelling of about 175 m² together with an already established 3 bed cabin/mobile home for permanent but ancillary use.

There is a large general-purpose agricultural building, allowed to be erected under permitted development in 2011, which houses 2 general purpose rooms, a Camping and Caravanning club licence, together with a stream fed lake and gently sloping pasture land all set between the National Parks of Dartmoor and Exmoor. This was completed in April 2017 so should soon be able to be developed under Class Q rights.

Locally the villages of Dolton and Winkleigh both about 3 miles away, offer a good range of local facilities, Parish church, village shops, post office, butchers, popular village inns.

To the north the North Devon administrative centre of Barnstaple is some 18 miles away with a comprehensive range of shops and businesses, out of town superstores, tennis centre and theatre whilst to the south on the north edge of Dartmoor about 14 miles is Okehampton, again with a good range of shops, a Waitrose, golf course, Cinema and other facilities together with direct access on to the A 30 providing good access through to the cathedral city of Exeter with it's road and rail networks to the rest of the country.

Just along the road is the renowned Stafford Moor fishery which has approximately 35 acres of lakes for carp and coarse fishing with a tackle and bait shop and just to the west of Dolton is freshwater fishing in the Torridge River where rods for fishing can often be rented by the day. Also the 140 acre, Halsdon Nature reserve on the Rivers edge. To the north-west about 11 miles is the town of Great Torrington with the Plough Theatre/cinema and access onto the Tarka Trail which runs from Barnstaple to Plymouth

DETAILS

The sale of this property offers a unique opportunity to potentially develop 3 separate dwellings alongside an existing camping and Caravan business that all offers potential for expansion.

The current owners run an agricultural business which includes a small Alpaca herd, tourism and hay making etc.

There is a camping and caravan site on about 3/4 of an acre and a stream fed lake that could be enhanced or expanded.

The land is gently sloping and fertile and other enterprises could readily be incorporated if required, say 28 day camping, a plant nursery, etc

Services - the property is very much off grid. The electricity is supplied by an automated off grid system, which comprises; solar panels, batteries and a standby generator. Borehole water and separate water collection from roofs for stock and the polytunnel. Landline telephone and wood burning stove, Private drainage.

Council Tax - Band A

EPC - Exempt



Agricultural Dwelling

Full Planning was granted by Torrridge District Council for the erection of an agriculturally tied single storey dwelling on the 13th March 2019 under application 1/0774/2018/FUL.

The proposed single storey dwelling is about 175 sq metres to include an integral single car garage - the excavations for the foundations have been completed including constructing a section of foundations having been laid and Torrridge District Council have confirmed that on this basis the building works have commenced so the planning is now extant and can be completed when a buyer wishes.

The living accommodation as approved is 3 bedrooms, bathroom, boot room, cloakroom and an open plan triple aspect living room with kitchen area and a large loft store area overall.

The single storey dwelling will be on a raised site with far reaching southerly views.



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-

Existing Cabin 12.4m x 7.18 (40'8" x 23'6")

Confirmed to be retained as ancillary accommodation as part of the above planning consent the Cabin is set away from the dwelling but enjoys similar south facing views.

The building is about 900 ft² and is being used by the current owners.

The accommodation, which is adaptable, includes 3 bedrooms, bathroom, kitchen, entrance lobby, L shaped living room with door to a south facing veranda taking the fullest advantage of the views.

The Cabin is connected to the automated off grid system, private water supply from the farm's own borehole system which has ultraviolet and filtration. There is also central heating from an oil fired boiler and a wood burning stove.



Modern General Purpose Barn 20m x 12.36m (65'7" x 40'6")

An excellent barn built in timber frame with a concrete floor and clad on all elevations under an anti-condensation roof.

Approved under permitted development to be built in 2011 it may soon be possible, under class Q to get consent for residential planning conversion on the barn

To the south side are 2 general purpose rooms looking over the farm and the mezzanine area above could easily be used to establish further rooms subject to any planning.

In the barn there is a shower and toilet, hay storage, machinery storage and livestock housing.

Roof water is collected and used in the poly tunnel or for stock watering.

Polytunnel 12.4m x 5.55m (40'8" x 18'2")

Used on a raised bed system with water from roofs or the farms borehole supply.



Camping and Caravanning Club Licence

The licence allows approximately three quarters of an acre to be used for camping and caravanning for 6 - 9 months of the year.

28 Day Camping

Used for Camping, Glamping

Lake

In a secluded and mature setting to the south boundary. There is a central island and the lake attracts a lot of wildlife and is stocked with some carp and tench

The Land

Productive and grassy south lying land. Surrounded by mature Devon banks with many mature trees and bushes enhancing the setting. There are also 2 field shelters for alpaca housing.





DIRECTIONS

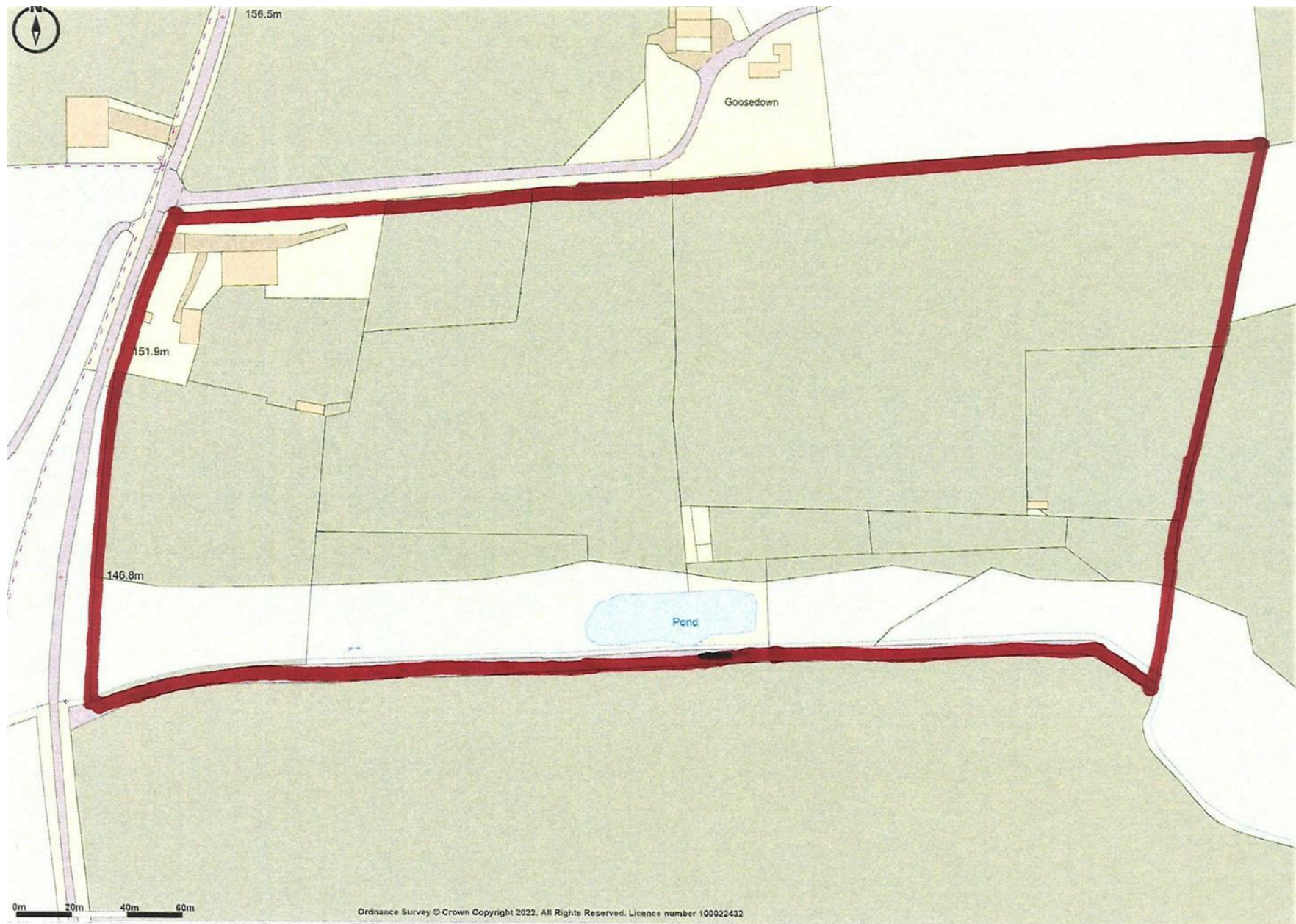
Using FREE APP What3words [///handrail.modes.refrain](https://handrail.modes.refrain) takes you to the access gate. Grid Ref SS 600/105 From Dolton Beacon Garage on the crossroads with the B3217 take the A3124 south towards Winkleigh. Travel for a mile and then turn right at Mud House Corner to Stafford Moor Fishery. From when you leave the A3124 drive for about 1.25 miles without taking any turnings and the entrance gate to the property will be found set back from the road just after a separate entrance to a non related property. The entrance is best identified by the big modern barn just inside the entrance and the "Moonacre" pictured Alpaca Sign. NOTE: Once you leave the main road, please do not use sat Nav.



VIEWING

By appointment through
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Phillips, Smith & Dunn
Barnstaple Office
01271 327878
Out of hours Michael
Challacombe 07970 445204





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