





TYPE



An unprecedented opportunity to convert two traditional stone barns and create the most idyllic rural property set in 5.51 acres, situated just outside the picturesque village of Waddeton.

- Set in approximately 5.51 acres (2.23 ha) in all
- Road access onto private driveway up to barns
- Planning permission 1045/24/FUL to convert the two barns into a single dwelling with walkway link and detached garage
- Opportunity to create ones dream rural home (277 m<sup>2</sup> GIA)
- For sale by Private Treaty

### **DIRECTIONS**

Leave Totnes on the A385 Paignton Road and after 1.75 miles, turn right by Riviera Sports Cars towards Stoke Gabriel. Continue on this road through Aish, for 1.5 miles to Four Cross. Go straight ahead into Waddeton Road and turn left after a further 1.75 miles at Waddeton Cross, a grass triangle, continue onto Stoke Road after approximately 1 mile the entrance to Bulls Field barns can be found on the left hand side.

What3Words Location – kindness.even.permit

### **SITUATION**

Bulls Field Barns are situated on the outskirts of Waddeton, between the villages of Galampton and Stoke Gabriel, within close proximity of the River Dart in the South Hams area of South Devon.

The nearby coastal town of Brixham is approximately 4 miles to the southeast while the market town of Totnes is approximately 6 miles away. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 12 miles to the northwest of Bulls Field Barns.

### **DESCRIPTION**

Bulls Field Barns presents a unique opportunity to create an idyllic rural property in the beautiful countryside, situated a stone's throw away from the picturesque village of Waddeton.

Planning consent was granted in June 2024 for the 'proposed conversion of barns into a single dwelling and construction of detached garage' was granted in under application number 1045/24/FUL.

The consented plans produce a property of approximately 277 m<sup>2</sup> GIA (gross internal area) to include five bedrooms with en-suites.

Upon completion, all plans and surveys will become the property of the successful purchaser.

Full details of all planning consents can be found on the South Hams District Council Planning portal using the reference number above.

Adding to the property's unique charm is the historic Lime Kiln which has been converted into a bat roost, as part of the original planning consent, and has been constructed of local stone from the old quarry on site showcasing a respectful integration of nature with development.

The barns are accessed via a private track branching off the council-maintained highway Stoke Road, ensuring privacy and seclusion.

The barns are nestled in beautiful countryside and include a former quarry, a small area of woodland and approximately 2.25 acres of permanent pasture. This adjoining field is down to grass and is largely level, with a gentle west-facing gradient and is bordered by traditional Devon hedgerows.

### **SERVICES**

There are no mains services connected. Purchasers will need to make their own enquiries of the relevant local utility companies.

### **TENURE**

The land is being offered on a freehold basis with vacant possession being available on legal completion.

### **PUBLIC RIGHTS OF WAY**

There are no public rights of way over the land as far as are known.

### **SPORTING AND MINERAL RIGHTS**

The sporting and mineral rights are included in the sale, as far as are known.

### ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

### WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

### METHOD OF SALE

The property is being offered for sale by Private Treaty.

### GUIDE PRICE

£575,000

### LOCAL AUTHORITY

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

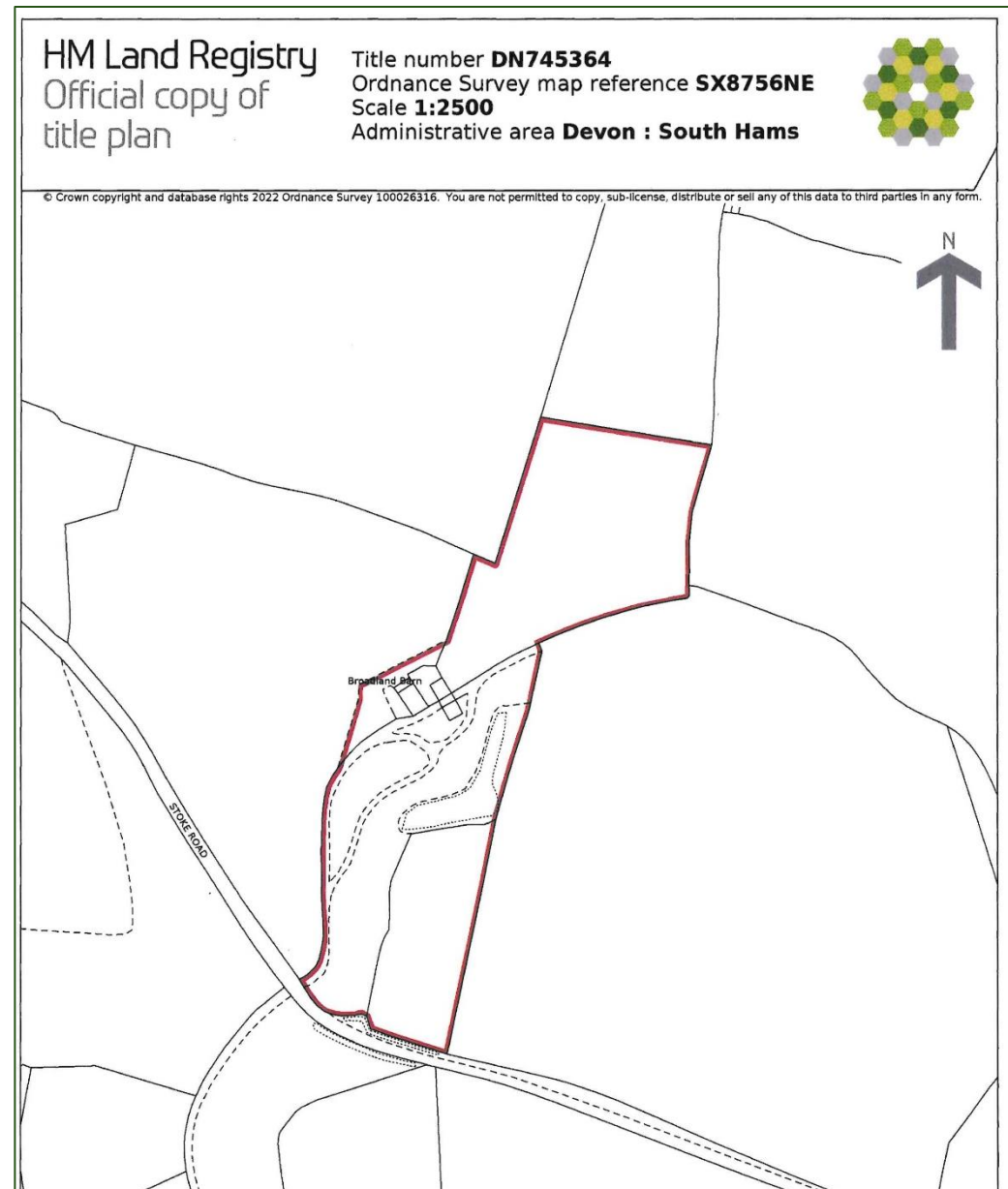
### HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

### VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 for details.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Bulls Field Barns, Waddeton, Brixham  
Site Plan**

### Farms, Land & Smallholdings

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 **Luscombe Maye**  
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