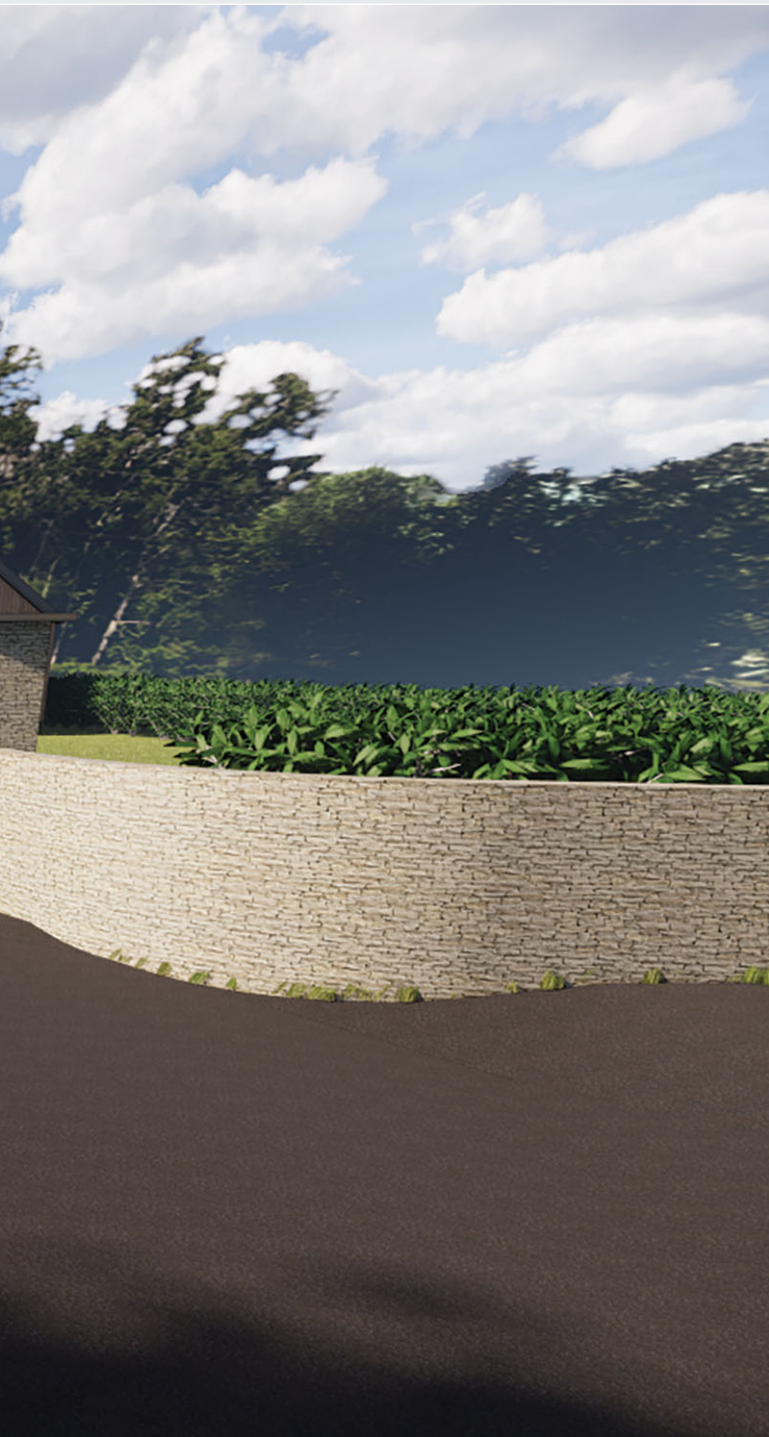




T H E T A L L E T
C L Y S T H Y D O N





The Tallet

Aunk, Clyst Hydon, Cullompton EX15 2NH

Exeter 10 miles • Cullompton and M5 (J28) 6 miles

An excellent development site with conditional planning permission for conversion of traditional barns into a detached dwelling of over 3,000sqft, set in 0.6 of an acre



Pleasant hamlet location

Imaginative scheme to create a 'C' shaped home of 5 bedrooms

0.6 Acre of land to create a large garden

South-facing location

Services available



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The London Office
40 St James's Place
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Situation

The property is situated in the hamlet of Aunk, which is equidistant between the small villages of Clyst Hydon and Talaton, both under 2 miles. Clyst Hydon has a highly regarded primary school, village hall, church, outdoor swimming pool and the award-winning Five Bells pub. Talaton has a community owned village shop, church, pub and village hall. The town of Cullompton (6 miles) provides a good range of shopping facilities, two primary schools, secondary school, leisure centre and, just beyond, Junction 28 of the M5 motorway, 9 miles away is the market town of Honiton which provides a good range of day-to-day facilities, secondary school and railway station on the London Waterloo line. The cathedral city of Exeter is 10 miles and has a range of facilities befitting a centre of this importance with Exeter International Airport to the east of the city.

Description

This former farmyard is a mix of a horseshoe shaped range of traditional barns which has planning consent to turn it into a wonderful detached home. In addition there are some mid 20th century poultry buildings which need to be demolished by the purchaser. The traditional buildings are a mixture of cob, brick and timber under tiled or fibre cement slate roofs.

The imaginative scheme designed by Living Space Architects of Exeter, show a stylish conversion with a contemporary feel, the majority being of the home being a single storey property though the central barn will have two bedrooms on the first floor. There will be an attractive courtyard within the horseshoe shape of the barns which would get the midday and afternoon

sun. There is provision for an attached double garage plus lockable store adjoining. The remainder of the property for sale includes the former agricultural buildings to the south. Overall the property amounts to about 0.6 of an acre.

Planning Permission

East Devon District Council granted Conditional Planning Permission on the 13th December 2019 under Reference No. 19/2073/FUL. Copies of the planning permission and the relevant documents are readily available from Stags or can be downloaded from the EDDC website.

SECTION 111 AGREEMENT and COMMUNITY INFRASTRUCTURE LEVY (CIL)

The approved scheme will attract a CIL of £55,208.33. The Section 111 Agreement provides the following obligations towards the Pebbledbed Heaths Special Protection area, £190 per Dwelling.

Services

The purchaser will be responsible for arranging their own services as required. However, mains water and mains electricity are both currently connected to the site. The purchaser will need to arrange for a private drainage system to be installed within the curtilage.

Directions

From Cullompton/Junction 28 of the M5 motorway, proceed to Clyst Hydon and continue through the village towards Talaton. After a further mile, on a left-hand bend, turn right signposted Clyst St Lawrence/ Bradninch. The Tallet will be found on the left within 300 yards.

These particulars are a guide only and should not be relied upon for any purpose.





