



Higher Court Barns







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Littlehempston, Totnes, , TQ9 6LU

Totnes: 2.2 miles Dartmouth:16.5 miles Exeter: 25 miles

A superb private courtyard comprising 4 high quality barn conversions each with full residential consent in a highly sought after village location. A superb multi let/investment opportunity.

- Stunning barn conversions
- Excellent opportunity to live in one
- In total 12 bedrooms
- Option to purchase additional land
- Brand New Non-Restricted Letting / Air B&B Investment
- High quality fittings throughout
- Option to let out 3 barns
- 10 bathrooms/shower rooms
- Freehold, Council Tax band pending

Guide Price £2,400,000

Stags Totnes

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SITUATION

Higher Court Barns comprises four newly converted single storey barns situated within the parish of Littlehempston, South of the A381 Totnes to Newton Abbot Road. The village has a church and a popular community run inn (The Tally Ho). The property lies within convenient reach of the towns of Totnes and Newton Abbot, whilst being set in a rural location. There is a mainline railway station in Totnes to London. Nearby Totnes is about 2 miles and offers an interesting range of independent shops, cafes and restaurants, galleries and good educational provision. The River Dart is celebrated for sailing and rowing and the beautiful South Devon coast. The cities of Exeter and Plymouth are both within easy commuting distance.

DESCRIPTION

The handsome courtyard of Barns have been superbly converted to a very high standard. The conversion has ensured that there is an abundance of natural light and feeling of space throughout each property. Higher Court Barns were formally an iconic farmstead in this fantastic location in this Devon Valley, renowned for its Orchards. The seller has carefully converted this courtyard into four superb properties which all benefit from full residential consent. The successful purchaser may choose to let out a number of the properties to generate some useful income from either holiday let or permanent rental use.

BUCKLAND

Buckland is a very spacious single story 3 bedroom property which extends to over 1,400 sq ft. The barn feels very spacious, owing to the tall vaulted ceiling heights and the large window openings. A particular feature of this property is the large open plan kitchen/sitting room/dining room which opens out onto the rear level area of garden.

CAMELOT

Adjoining Buckland is Camelot, a two storey 4 bedroom barn conversion which benefits from 3 en-suite shower rooms and a family bathroom. This accommodation of the property is very flexible, with the large reception room on the ground floor having potential to be used as a 5th double bedroom. The large open plan kitchen/dining/sitting room runs the entire width of the property at the rear, with large sliding doors providing access to the south eastern facing patio and level area of garden.





HOCKINGS

The largest of the properties is Hockings, which is located in-between Camelot and Woolbrook in the corner of the courtyard. This property extends to over 2,000 sq ft and offers an incredible amount of space and a unique design over two storeys. The barn has two sets of stairs providing access to various parts of the house. The space can be occupied in various ways with some of the rooms utilised for additional bedrooms or for reception areas.

WOOLBROOK

Adjoining Hockings is this stunning 1 bedroom barn conversion. As with all the properties at Higher Court Barn, the conversion has been finished to a very high standard.

GARDENS AND GROUNDS

There is courtyard parking to the front of the development with plenty of space for many vehicles. There are areas of level private gardens to the rear of Buckland, Camelot & Hockings.

ADDITIONAL LAND

Additional land is available by separate negotiation. There is a paddock directly behind the courtyard of barns which could be purchased, as well as a further 27 acres a short distance from the properties, the other side of the community owned orchard. This orchard can be utilised by the residents of the hamlet and is a key selling feature to enjoy.

SERVICES

Mains electricity, with Electrorod digiline electric heating, mains water, private drainage (shared drainage system between the four barns). The electricity for the drainage system is supplied from unit 1 with sub meter. EPC certificate pending as the barn is a new build property.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the A381 Totnes to Newton Abbot Road turn off, signposted Littlehempston just to the south-west of the Pig and Whistle Public House. Proceed into the village over the stone bridge and before reaching the railway bridge, turn right towards Uphempston. Higher Court Barns will be found on the right-hand side. What3words address is <https://w3w.co/knees.warthog.possibly>

Approximate Gross Internal Area
 House 1 = 133.9 sq m / 1441.5 sq ft
 House 2 = 164.6 sq m / 1771.6 sq ft
 House 3 = 47.9 sq m / 516.0 sq ft
 House 4 = 189.2 sq m / 2036.6 sq ft
 Total = 535.6 sq m / 5765.7 sq ft

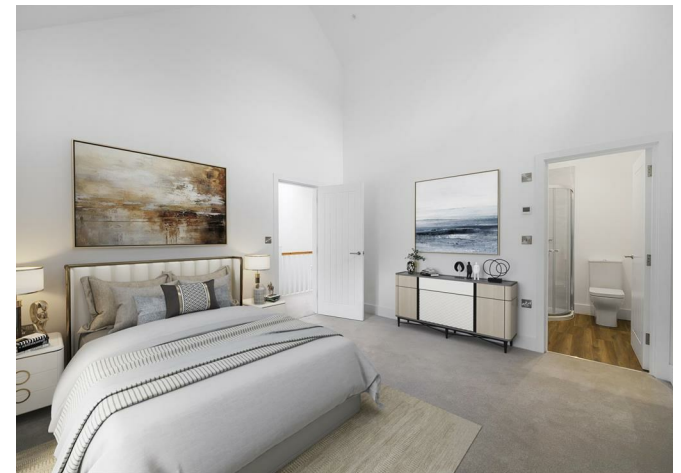


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126750)



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	35	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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