



Barn 2 Aish Barton



Hatherleigh 3.5 Miles, Okehampton 10.5 Miles.

An exciting opportunity to purchase a Grade II listed semi detached barn with PP for conversion, with provision for garden, paddock and allocated parking.

- PP For Conversion Of Barn for Residential Permission
- Grade II Listed Permission Granted
- Garden And Allocated Parking Areas
- Area Of Paddock (To Be Confirmed)
- Countryside Views
- Freehold

Guide Price £120,000



SITUATION

The barns are situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit, together with an excellent village hall. Close by is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

A superb opportunity to purchase, one of a pair of two bedroom semi detached barns for conversion, with the benefit of two allocated off road parking spaces, formal gardens and an area of paddock (final agreement on size/split with adjoining barn to be discussed). Planning permission by Torridge Council was granted on 6th December 2024 (APP NO 1/0590/2024/FUL) for the conversion of 2 adjoining barns to 2 separate residential dwellings. Listed Building consent was also obtained on the 23rd December 2024 under (APP NO 1/0964/2024/LBC).

ACCOMMODATION

BARN 1: Once converted, will comprise of an ENTRANCE HALL: which will open to the right to an INNER HALL: which will serve TWO DOUBLE BEDROOMS, both with EN SUITE and one also boasting a DRESSING ROOM. Off the entrance hall, will be a further FAMILY

BATHROOM and a large open plan KITCHEN/DINING ROOM: overlooking the courtyard, with a staircase opening to the FIRST FLOOR: Which will comprise a LIVING ROOM and SNUG AREA. With door opening to the garden.

BARN 2: Once converted, will comprise of a single storey residence which in brief comprises: A PLANT/UTILITY ROOM With door opening to an open plan KITCHEN/DINING ROOM: A REAR HALL serves a CLOAKROOM and two DOUBLE BEDROOMS, both with EN SUITE SHOWER ROOMS. Lastly will be a large LIVING ROOM with French doors opening to the garden.

OUTSIDE

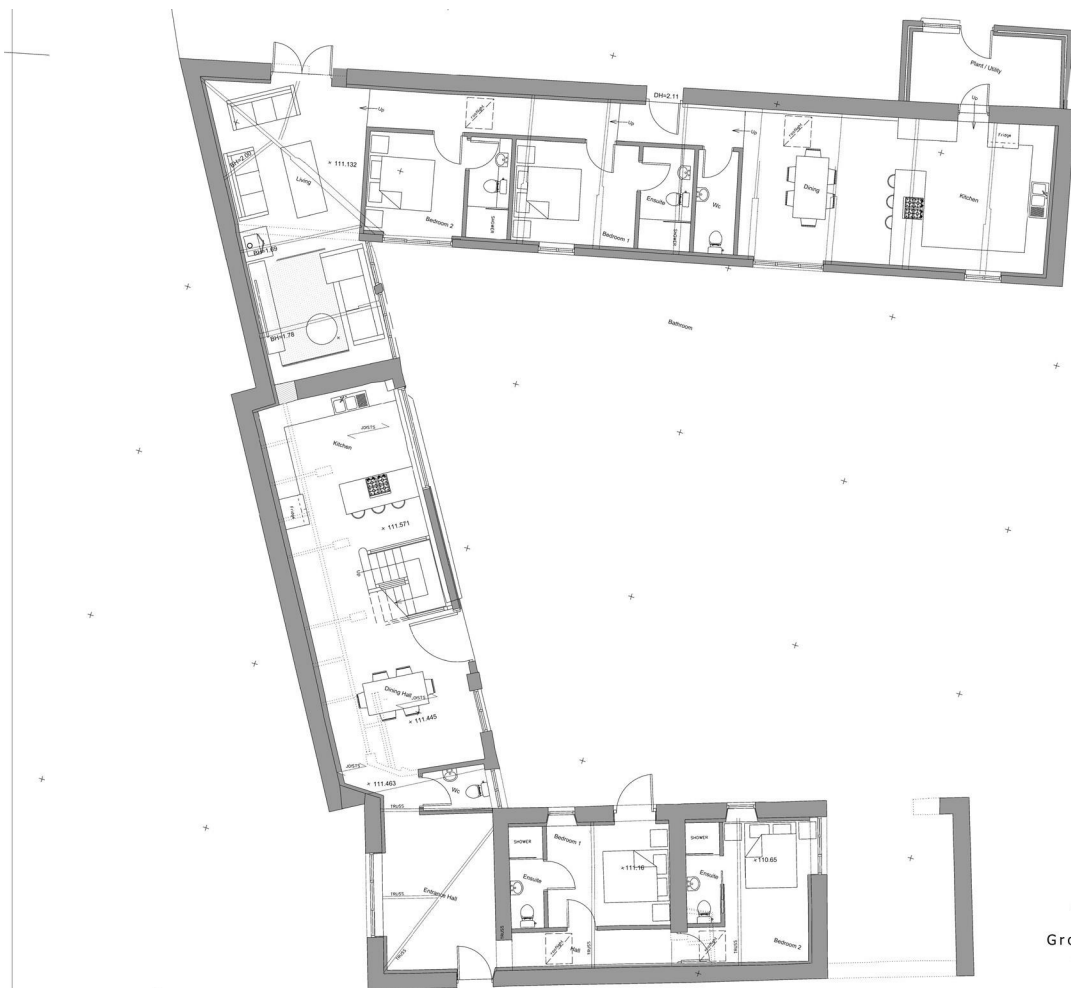
As per the plans, when landscaped, Barn 2 will benefit from a formal garden area with an area of paddock. (Final agreement on size/split with adjoining barn to be discussed). The barn, once converted will benefit from doors opening onto the formal gardens and the shared courtyard to the front, offering attractive views over the paddock and fields to the rear over the adjoining farmland to the countryside beyond.. A private shared drive and turning area will serve both barns, with allocated parking for two vehicles.

SERVICES

All services to be connected, water and electricity available nearby. Private Sewerage treatment plant and heating to be installed by purchaser. Broadband Coverage: (Neighbouring property status as currently unconverted) standard likely available upto 15 mbps. You may be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE and Airband. (Ofcom) Mobile Coverage: (Neighbouring property status as currently unconverted) All providers limited indoor and likely outdoors.

DIRECTIONS

what3words legroom.putter.annoys
For Sat Nav purposes the postcode is EX20 3QQ



Ground Floor Plan

1:50m @ 1:25	1:50m @ 1:50
2:50m @ 1:50	1:50m @ 1:25
3:50m @ 1:50	1:50m @ 1:25

SCALE BAR

Rev	Description	Date
A	Client revisions	Aug 23
B	Client revisions	

GENERAL NOTES

This drawing has been prepared for the sole purpose of providing a visual representation of the proposed development. It is not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for the accuracy of the information provided in this drawing. The Architect is not responsible for the accuracy of the information provided in this drawing. The Architect is not responsible for the accuracy of the information provided in this drawing.

First Floor
Bude TIC
The Crescent
Bude
EX23 8LE
01288 352 121
info@arowe.co.uk



CLIENT

Mr T Reed
Aish Barton
Petrockstowe

PROJECT

Conversion of barns to dwellings

DATE: June 2022 Drawn: GWS

SCALE: As noted Drawn: Ray (23.58)

STAGE: Design Rev: B

Design Ground Floor plan



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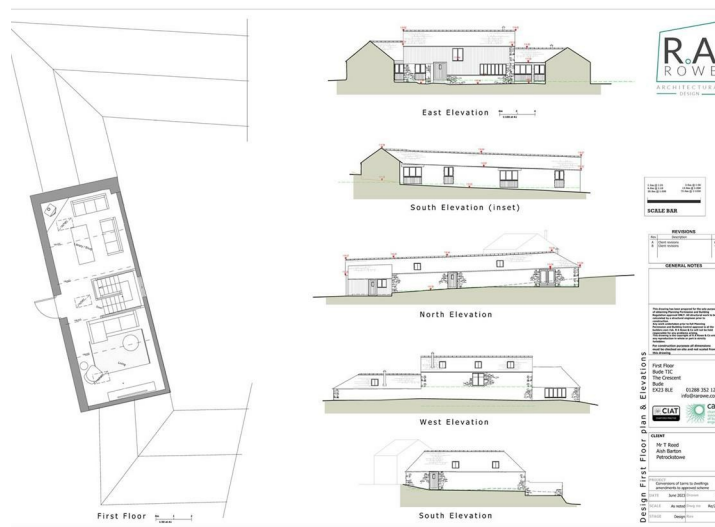
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Design Ground Floor plan



First Floor

East Elevation

South Elevation (inset)

North Elevation

West Elevation

South Elevation

1:50m @ 1:25	1:50m @ 1:50
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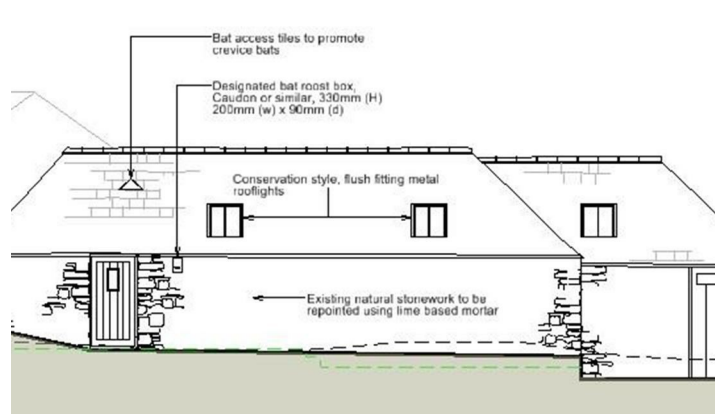
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Design First Floor plan & Elevations



Replacement roof
ig in natural slate to match



Bat access tiles to promote crevice butts

Designated bat roost box, Caudon or similar, 330mm (H) 200mm (w) x 90mm (d)

Conservation style, flush fitting metal rooflights

Existing natural stonework to be reported using lime based mortar



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.



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