



Barn at Hilllands



# Barn at Hillands

West Anstey, South Molton, Devon, EX36 3PH

Dulverton 6 Miles. South Molton 9 Miles. Tiverton 14 Miles

A unique opportunity to complete the already started conversion of redundant agricultural building to dwelling with private amenity space, parking with 16 acres of land on the edge of Exmoor. The planning approval is for a five bedroom property with two bathrooms and a mezzanine floor with family rooms and shower room. Council Tax (new build rate to be determined), Predicted Energy Assessment EPC Rating A Freehold

- 16 Acres
- Predicted Energy Assessment EPC Rating A
- Freehold
- <https://planning.northdevon.gov.uk/Planning/Display/77513>
- Ground Source Heat Pump
- Outbuildings
- Council Tax - New Build Rate Not Available Yet
- Planning Reference North Devon Council - 77513

## Guide Price £595,000

### Situation

The property is located on the edge of Exmoor National Park only 6 miles away from the charming town of Dulverton. Dulverton is known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

Communication links from the Barn at Hillands are excellent with easy road access to the A361 North Devon Link Road which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.



## Description

The Barn at Hilllands is a unique opportunity to complete the already started conversion of a redundant agricultural building to dwelling with private amenity space, parking and associated works following full planning permission. The property is set in 16 acres of land. The planning approval is for a five bedroom property with two bathrooms, laundry room, sitting room, dining room kitchen and a mezzanine floor with family room and shower room.

The barn has 3 phase supply installed by the electricity board, there is a meter but the meter has not yet been connected to the barn.

The ground source heat array had been laid in an adjacent field with all plumbing to the barn completed including zoned under floor heating. All that remains is for the boiler tank to be fitted (South West Heat Pumps)

New sewerage treatment plant installed just needs to be connected to the mains electricity. Please note this will also be shared with the existing dwelling next door known as Hilllands.

First fix plumbing completed, first fix electric still required. The property has triple glazed aluminium windows/doors throughout

The property has not had building regulation sign off, please ask the agent for information on what needs to be completed to achieve building regulation sign off.

Please note the following planning condition upon first occupation of the approved dwelling and thereafter, the building located approximately 5 metres to the west of the approved dwelling and the building located approximately 10 metres to the north of the approved dwelling shall be used for the storage of inert equipment, machinery and materials only (no livestock or animals) and not for any uses that are likely to significantly impact residential amenity at the approved dwelling.

There is a registered burial / private grave on the land.

As illustrated by the floorplan, the proposed designed comprises of spacious open plan sitting room and dining area, with laundry room and downstairs WC. The kitchen with space for table or seating area is positioned to take advantage of the far reaching countryside views across the land and towards open moorland. There are five bedrooms in total one with en-suite bathroom and a family bathroom.

On the first floor is a family room with shower room and WC with views over the reception space below.

Please note the build has yet to be completed in order to achieve building regulation sign off.

## Services

Ground Source Heat Pump, Private Water, Private Drainage, Mains Electricity - Services Not Yet Connected To Electricity

Ofcom predicted mobile coverage for voice and data: Three Likely,

Broadband Super fast, highest available download speed 1000 Mbps, highest available upload speed 200 Mbps

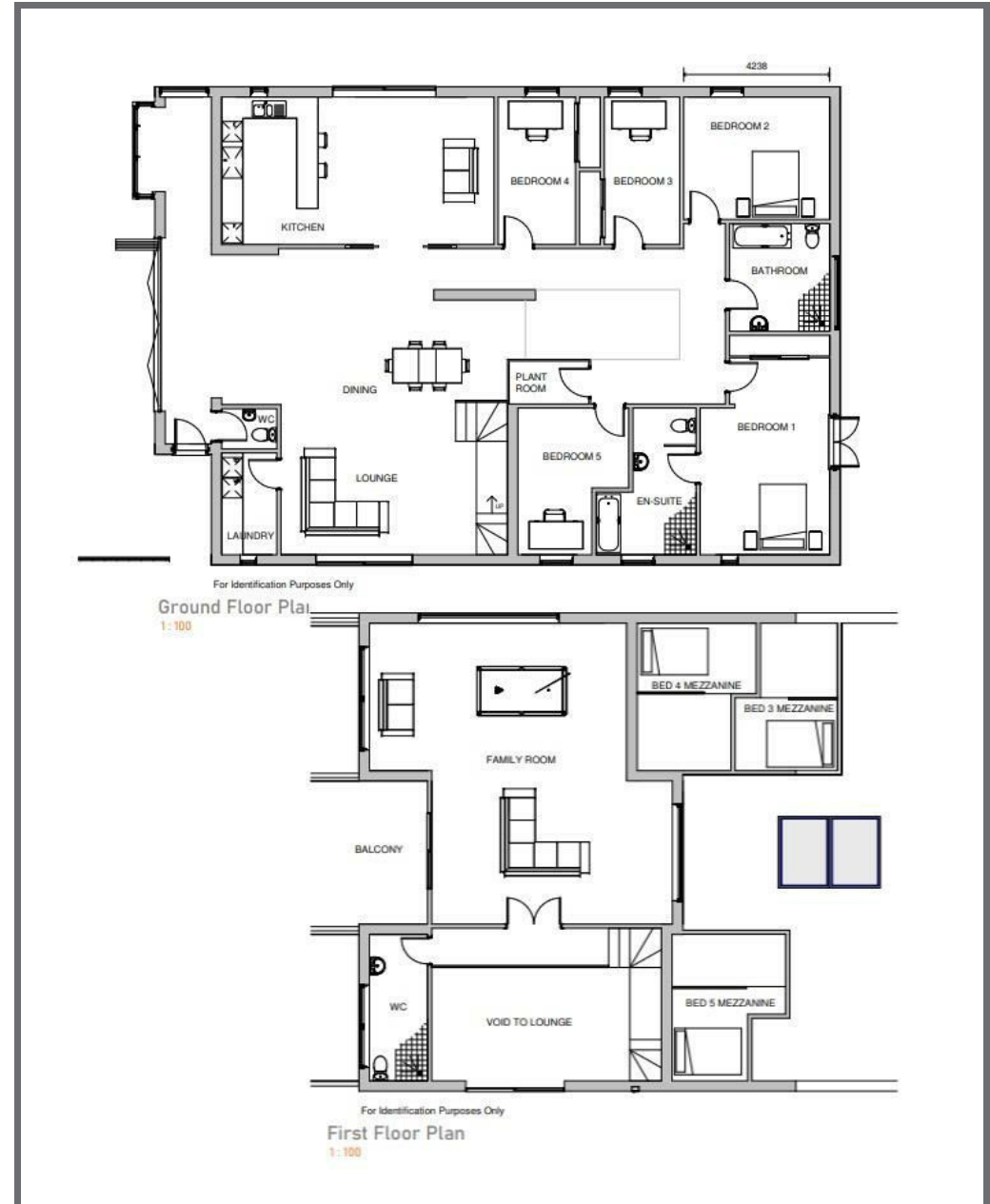
MVHR system installed - (Mechanical Ventilation with Heat Recovery)

## Directions

Head out of Dulverton on the B3222, shortly after the Bridge take a right hand turn up St Andrews Hill, Andrew's Hill turns slightly left and becomes Poole Hill. After 0.9 miles at the T Junction turn right, after 0.5 miles take the left hand turning signed South Molton, at the cross roads turn right on to the B3227 after approximately 1 mile the property is on the right hand side.



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

13 Fore Street, Dulverton,  
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174