



Barn Two, Highridge Farm , Kings Nympton, UMBERLEIGH,
Devon EX37 9TS

A substantial barn for conversion situated in a rural location.

Alswear 1.4 miles - Kings Nympton 2 miles - South Molton 4.5 miles

- Barn for Conversion
- Approved Plans for 4 Bedrooms with En-Suites
- Kitchen & Living / Dining Room
- Office / 5th Bedroom
- Outdoor Space and Parking
- For Sale by Private Treaty
- FREEHOLD

Guide Price £65,000

01769 572263 | south-molton@stags.co.uk



SITUATION

The barn is situated in a rural location within the parish of Kings Nympton in North Devon, in an elevated position looking towards the Exmoor National Park.

The village of Alswear lies 1.4 miles to the east, from where the B3137 links South Molton and Witheridge. Kings Nympton is 2 miles to the west and has The Grove Inn, a parish church and a primary school. The Tarka Railway Line which runs between Barnstaple and Exeter has a station near Kings Nympton.

The market town of South Molton is about 4.5 miles to the north and has a weekly pannier and farmers market, a range of independent shops, a Sainsbury's supermarket and primary and secondary schools.

DESCRIPTION

The barn measures approximately 48' x 37' and comprises a semi-detached barn for conversion which will have fine views towards Exmoor National Park once converted. The construction includes a timber frame with stone, block and timber clad elevations with asbestos sheeting to the roof and some of the elevations.

The approved accommodation is for four bedrooms with

en-suite shower rooms and a utility room, all on the ground floor. On the first floor the plans are for a kitchen, living room with dining space and an office / 5th bedroom.

Outside there is provision for 110 square metres of amenity space directly to the south of the barn which is for a garden and parking spaces.

SERVICES

No services are currently connected. There is a right to connect to an existing water supply. The purchaser will be required to install a sewage treatment plant (the soakaway to be connected to existing drainage pipes).

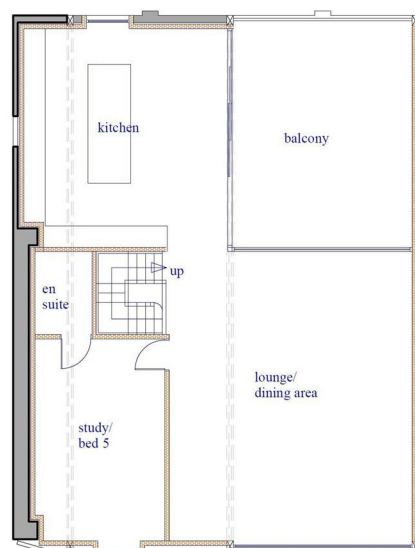
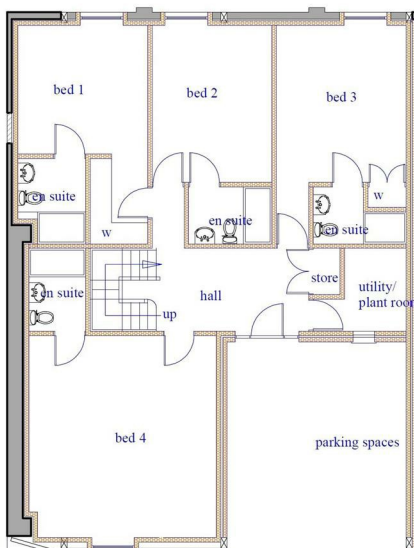
ACCESS

Access to the barn is via a right of way (on foot and with vehicles at all times) subject to the payment of a share of the reasonable costs by user of the maintenance and upkeep of the access route.

NEIGHBOUR'S PARKING & ACCESS

The owner of Cyder Cottage (to the west) is permitted to use the area coloured yellow for parking their vehicles.

The Seller wishes to comment in full transparency that the owner of Cyder House has verbally indicated that he believes



amenity space
110m²

he has rights of way over the Property. There is no evidence to suggest this is correct and all rights are within the title to the Property both which affect and benefit the title.

The Seller also wishes to comment that so far as he is aware there is no ongoing dispute with his neighbour nor has he received any formal written notice or communication from his neighbour in respect of the rights of way.

METHOD OF SALE

The property is offered for sale by private treaty.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available from Stags.

PLANNING

Planning consent was approved on the 22nd June 2022 for the change of use of an agricultural building to a dwelling house (Class Q).

The planning reference is: 74811. All planning documents are available to be viewed on the North Devon District Council's website.

LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711 (www.northdevon.gov.uk).

VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: south-molton@stags.co.uk to arrange an appointment.

DIRECTIONS

From South Molton proceed out of the town on the B3137 towards Witheridge. Continue on this road and enter the village of Alswear. Take the first right turn signed to Kings Nympton and shortly afterwards turn left towards Kings Nympton and Chulmleigh.

Continue on this road for about 1.25 miles and the entrance to Highridge Farm will be found on the left before the S bend. The location of Barn Two is shown on the boundary plan.

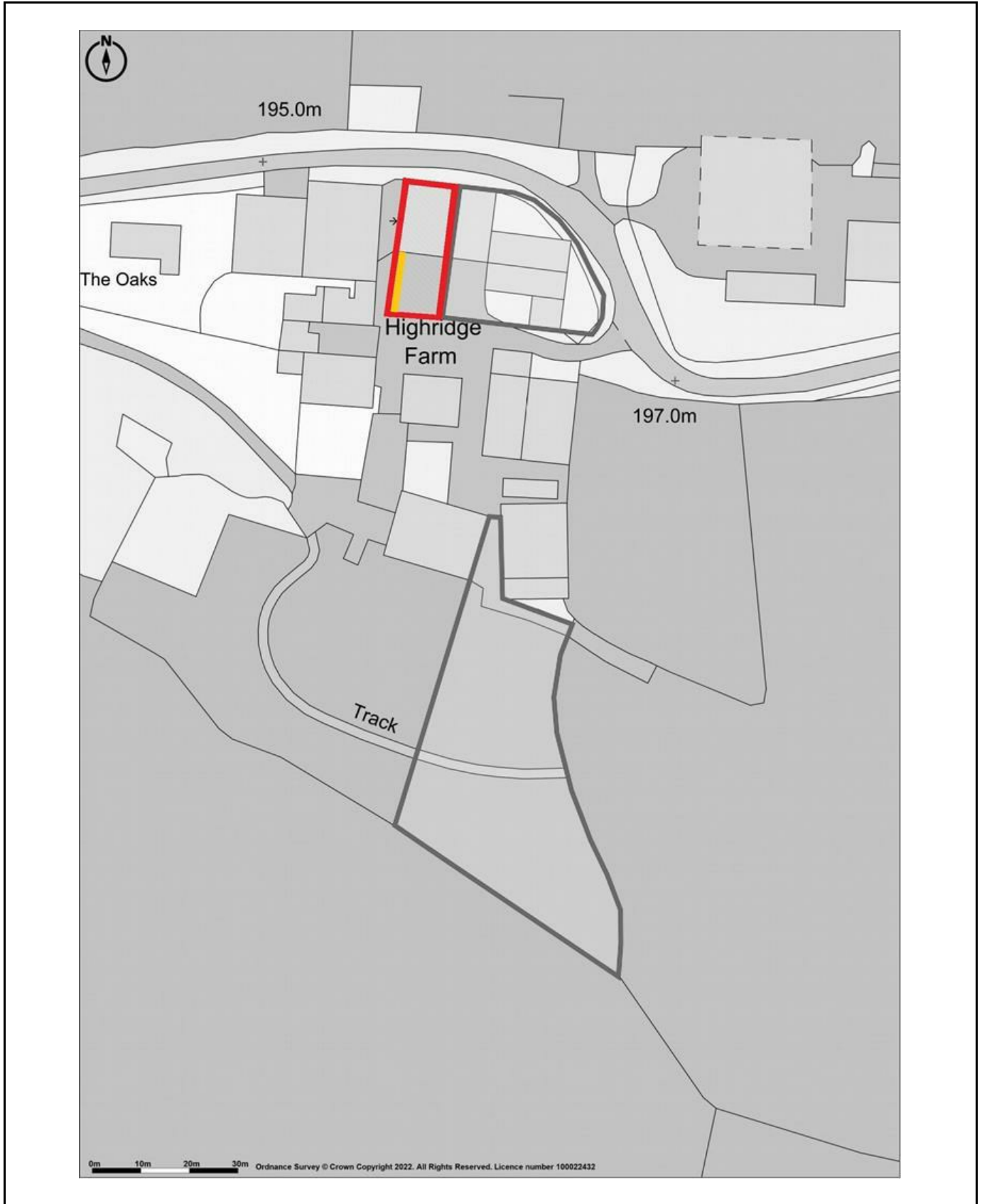
WHAT3WORDS LOCATION

smooth.crunching.called

DISCLAIMER

Stags gives notice that: these particulars are a general guide to the description of the property and are not to be relied upon for any purpose.





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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.