



Ditchett Barton







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Rackenford, Tiverton, Devon, EX16 8EJ

South Molton 8 miles Witheridge 4 miles Rackenford 4 miles

Set within 43 acres, a handsome Georgian country house for complete renovation together with a courtyard of barns with planning permission to convert to three residential dwellings

- Spacious Grade II listed country house
- For complete renovation
- Courtyard of barns with PP for conversion
- Pasture and woodland
- Council Tax Band F
- Classic Georgian proportions
- 3 Reception rooms and 6 Bedrooms
- Far-reaching views towards Dartmoor
- Total about 43 acres
- Freehold

Auction Guide £925,000

Stags South Molton

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The London Office

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@StagsProperty

Method of Sale

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 8th August at 5pm.

The vendors reserve the right to withdraw or alter the property for sale prior to the auction end date.

Situation

Ditchett Barton is set in a very pleasant rural location amidst typical Devon rolling fields and woodland. Although rurally situated, the property is easily accessible to local centres with the villages of Witheridge and Rackenford about 4 miles. Witheridge has a General Stores/Post Office, Newsagents, Public House and Primary School. The nearest market town of South Molton (8 miles) offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets.

The A361 (North Devon Link Road) is less than three miles away (approx. 6 minutes) and provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton (13 miles/approx. 20 minutes) and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (around 2 hours.) Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Ditchett Barton is centred on a handsome and imposing Grade II listed Georgian farmhouse that dates in its present form from the early 19th Century and offers very spacious accommodation throughout with rooms of classical Georgian proportions and high ceilings. On the market for the first time in over 40 years, the house is in need of complete renovation throughout and offers a wonderful and increasingly rare opportunity.

In addition to the main house there is a courtyard of traditional stone and cob barns that have recent planning permission to convert into three residential dwellings, offering the flexibility for multi-generational living or holiday cottages.

The property is offered with an attractive holding of permanent pasture and woodland that offers a natural haven for wildlife.

Accommodation

The front door leads into an impressive ENTRANCE HALL with a fine, winding staircase to the first floor. To the left is a large SITTING ROOM with coved ceiling, dado rail and a fireplace with a cast iron grate, slate hearth and a marble surround and mantel. The DRAWING ROOM is another large room with coved ceiling and a fireplace with a cast iron grate, slate hearth, marble surround and mantel and a cupboard to the right hand side. There are also two display alcoves with cupboards below. The DINING ROOM has a fireplace with a cast iron grate, timber surround and mantel. The KITCHEN/BREAKFAST ROOM has a large inglenook fireplace with bread oven and inset solid-fuel Rayburn. There is a stainless steel sink unit, electric cooker point and some kitchen base units. A door leads into a LOBBY with stairs leading up to a first floor bedroom. An INNER HALL has large shelved double cupboard and a side LOBBY with a door through to the front hall. There is a large CLOAKROOM with WC and pedestal wash basin and a BOOT ROOM/UTILITY ROOM with Belfast sink, plumbing for washing machine, oil-fired boiler, door to outside and a storeroom off.

The sweeping main staircase serves a GALLERIED LANDING which serves three bedrooms to the front of the house, all of which have wonderful views to Dartmoor in the distance. BEDROOMS 1 and 2 are both large rooms with bedroom one also having an EN-SUITE BATHROOM. Set between these two main bedrooms is the smallest BEDROOM 6. The main landing leads through into the rear landing with a secondary staircase to the ground floor and doors to TWO FURTHER DOUBLE BEDROOMS and a spacious BATHROOM with a panelled bath, pedestal wash basin, WC and airing cupboard. BEDROOM 5 is accessed via its own staircase from the lobby adjoining the kitchen.

Outside

The house itself is set in a large plot of mature gardens. To the front is a sizeable lawn flanked by mature shrubs and bushes and various mature trees, especially to the west side where there is also an orchard. Wonderful views are enjoyed from the front garden over the property's own land to Dartmoor in the distance.

To the rear of the house is a range of traditional stone and cob barns set around a large courtyard. On the opposite side of the country lane is a modern 4 bay, open BARN.

The Land

The land with Ditchett Barton comprises a mix of permanent pasture and wooded areas and provides a natural haven for wildlife. In total the property extends to about 43 ACRES.

Planning Permission

Planning permission (Ref: 77149) was granted by North Devon Council in May 2024 for the RESTORATION AND CONVERSION OF BARN & OUTBUILDINGS TO 3 DWELLINGS AND ASSOCIATED WORKS INCLUDING DEMOLITION OF MODERN BARN AND REPLACEMENT WITH PROPOSED GARAGE/STORE.

Full plans and associated documents are available from the selling agents or on North Devon Council's planning portal:

<https://planning.northdevon.gov.uk/Planning/Display/77149>





Services

Mains electricity and water. Private drainage system (septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Oil-fired central heating via radiators.

Broadband - Standard and ultrafast available (info from Ofcom)

Mobile - Inside - O2 & Vodafone likely, EE & Three limited, outside - EE, Three, O2 and Vodafone likely (info from Ofcom)

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

What3words Ref: signature.atoms.ghost

From South Molton, leave the town along East Street on the B3227 and continue for about 1.5 miles and turn right opposite The Mill Inn signed to Bishops Nympton and Rackenford. Stay on this road for 4.5 miles, passing through Ash Mill, and at Five Crossway take the second right turn signed to Meshaw, Witheridge and Chulmleigh. Stay on this country lane for one mile and at Fannys Cross go straight on signed to Creacombe. After half a mile turn left signed to Creacombe and soon after take the first right at Ditchett Cross towards Witheridge. The property will be found soon after on the right.

Proof of Identity

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for this registration.

Buyer's and Administration Fees

The successful purchaser(s) will be liable to pay the sum of £10,000 at the end of the auction. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs and £7,600 is payable towards the purchase price.

An additional administration fee of £1,200 (inc VAT) will be payable by the successful purchaser immediately after the auction.

Deposit Payment

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

Legal Pack

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding

Solicitor Acting

GA Solicitors LLP of 25 Lockyer Street, Plymouth, PL1 2QW

Tel: 01752 203500 Email: enquiries@GAsolicitors.com

Completion Date

The completion date will be Thursday 5th September 2024.

Auction End Date and Time

Thursday 8th August 2024 at 5pm.

Definition of Auction and Reserve

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single guide figure. Guide prices may change at any time prior to the auction.

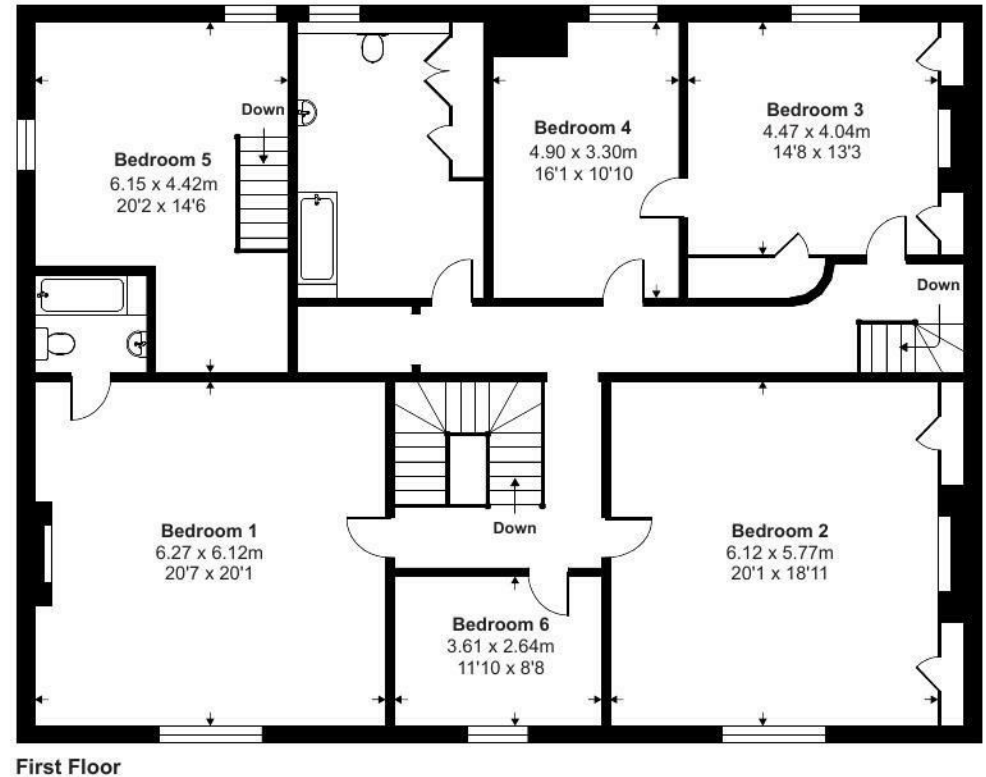
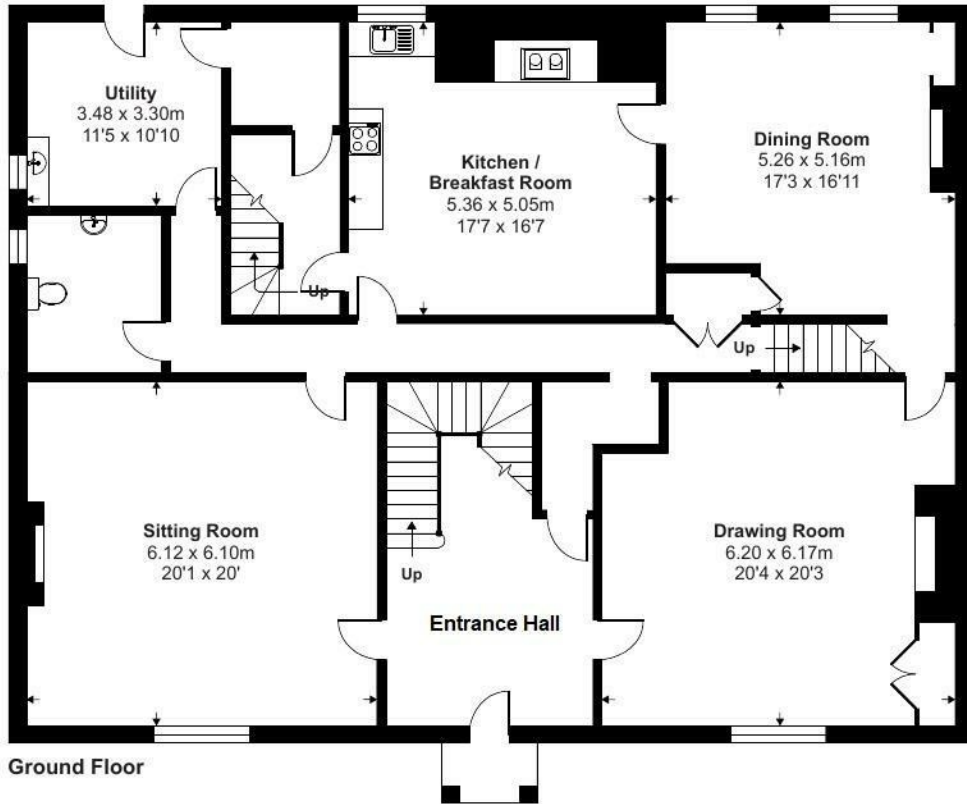
Special Conditions of Sale

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Area = 4396 sq ft / 408.4 sq m
 Outbuilding = 2771 sq ft / 257.4 sq m
 Total = 7167 sq ft / 665.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2024. Produced for Stags. REF: 1138900



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			77
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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