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Barn At Willtown Farm





Hemyock 3.5 miles. Wellington/M5  
Junction 26 4 Miles. Taunton 8 miles.

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**Detached barn with planning permission for conversion into 2 bedroom dwelling, set in just over ¾ of an acre.**

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- Detached barn with planning permission for a 2 bedroom dwelling
- Elevated position with fine views
- Gardens and field of 0.76 acres
- Freehold

**Guide Price £195,000**

### **SITUATION**

The barn is situated in an enviable location within the popular hamlet of Clayhidon which lies within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. Clayhidon benefits from a public house, church and village hall with the nearby village of Hemyock, offering a greater selection including primary school, village stores, doctors' surgery and excellent sporting facilities along with a large variety of clubs and societies providing a diverse mix of activities and interests for all. Wellington and the M5 motorway are within 4 Miles of the property and Taunton 8 miles with its mainline rail link to London Paddington.

### **DESCRIPTION**

This former two-storey stone stable block benefits from two single storey extensions and is set within attractive gardens and grounds which are part walled together with adjoining ground with vehicle access to provide parking, along with an old piggery unit and access to the field. In all, extending to approximately 0.276 acres. It also has the benefit of an adjoining field over which the property enjoys far-reaching views. The field is gently sloping and extends to 0.49 acres. The proposed accommodation is as follows:-  
Ground Floor Lounge, dining room, kitchen, utility and bathroom.  
First Floor Landing and 2 bedrooms.

### **PLANNING PERMISSION**

Full planning permission was granted under Application No. 24/00016/FULL for the change of use of land and conversion of former agricultural building to form one dwelling and is dated 27th March 2024.

### **LOCAL AUTHORITY**

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP

### **SERVICES**

Metered mains water is available on site.

Mains electricity may be available close by. Drainage will be to a private sewerage system to be installed by the purchaser.

### **SECTION 106**

The Section 106 unilateral planning obligation for a contribution towards public open space has been discharged by the vendor.

### **WAYLEAVE RIGHT OF WAY**

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or brideways etc.

### **PLANS & BOUNDARY**

A plan which is not to scale and is not to be relied upon is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

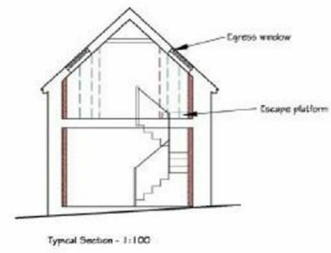
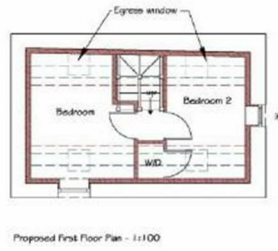
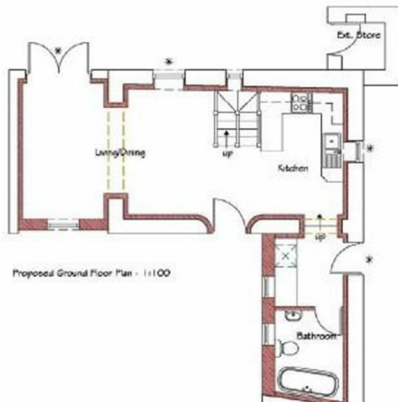
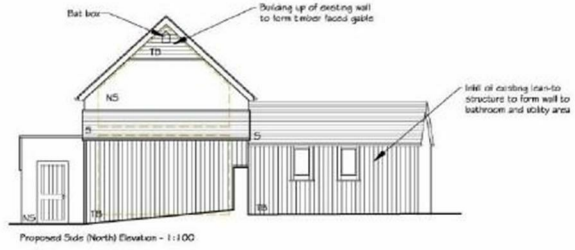
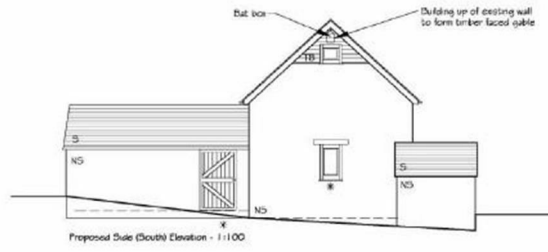
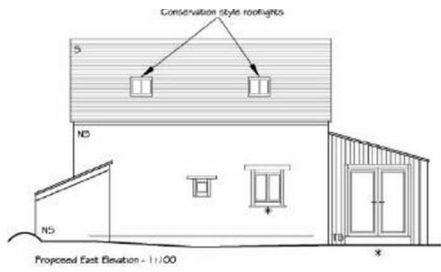
### **VIEWINGS**

Strictly by appointment with the vendor's selling agent, Stags Wellington Office.

### **DIRECTIONS**

From Wellington head south to the bypass and continue up Ford Street, signposted Chard. At the crossroads at the top of the hill turn left and travel for 0.8 miles taking the 2nd turning on the right down an unmarked lane. At the next junction turn left then immediately right signposted Garlandhayes and Applehayes whereupon the barn will be seen immediately on the left hand side.



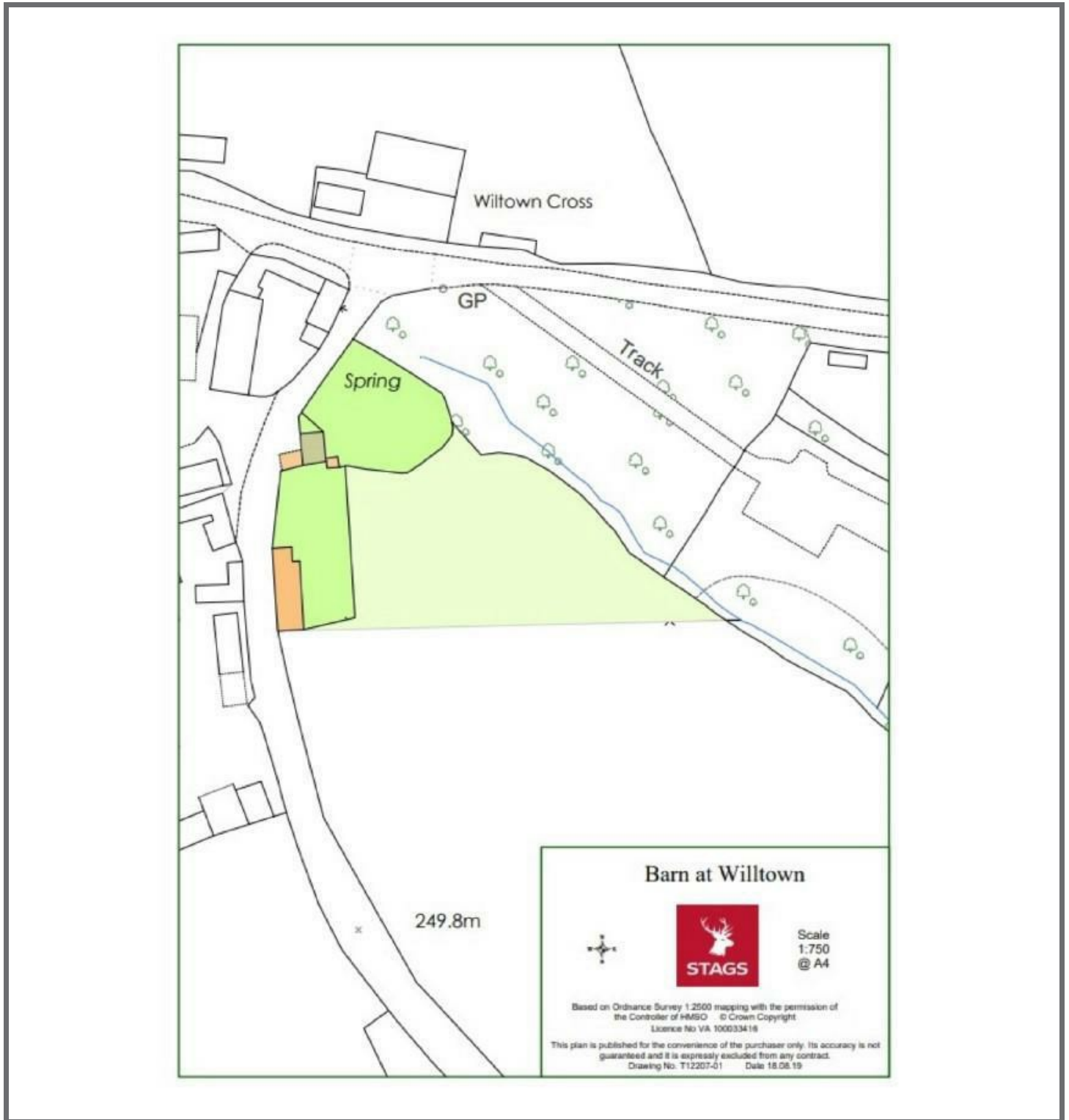


LEGEND:

- 1.5m head height
- 1.0m head height
- 2.0m head height







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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