



The Old Piggery





# The Old Piggery

Roborough, Winkleigh, Devon, EX19 8TE

Within easy access of a number of local villages. Barnstaple and the Coast, about half an hour

A range of former farm buildings with consent for conversion into a substantial detached single storey 'Grand Design' residence, set in 4.95 acres, more land available, in wonderful rural position

- Range of former farm buildings
- Scope to replace or amend PP
- Well off any road
- 5 Beds, 4 Baths - includes potential annexe
- Further 5.4 Acres available & adjoining
- PP for conversion to large bungalow
- Well detached, no near neighbours
- Consent for 441 sq m/4746 sq ft
- Courtyard, Gardens and 4.95 Acres
- Freehold

Guide Price £475,000

### SITUATION AND AMENITIES

The Old Piggery is well detached, well away from the nearest neighbour, approached by a long private drive surrounded by open countryside in a fairly remote but not isolated location, which is both timeless and tranquil. Village amenities are within easy reach, as are Great Torrington, South Molton, Barnstaple, Bideford, the Coast, the Link Road, Dartmoor, and Exmoor.

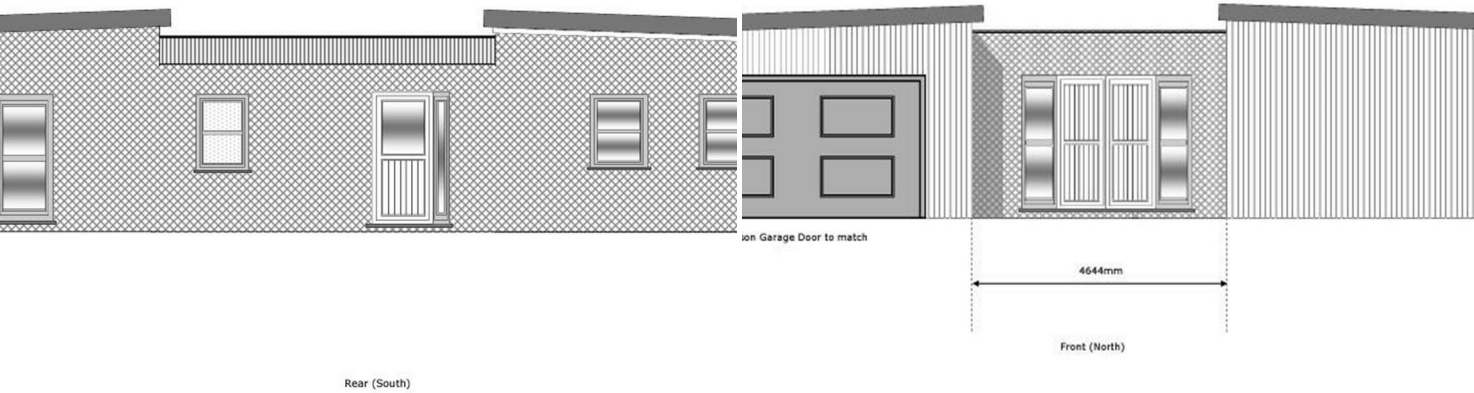
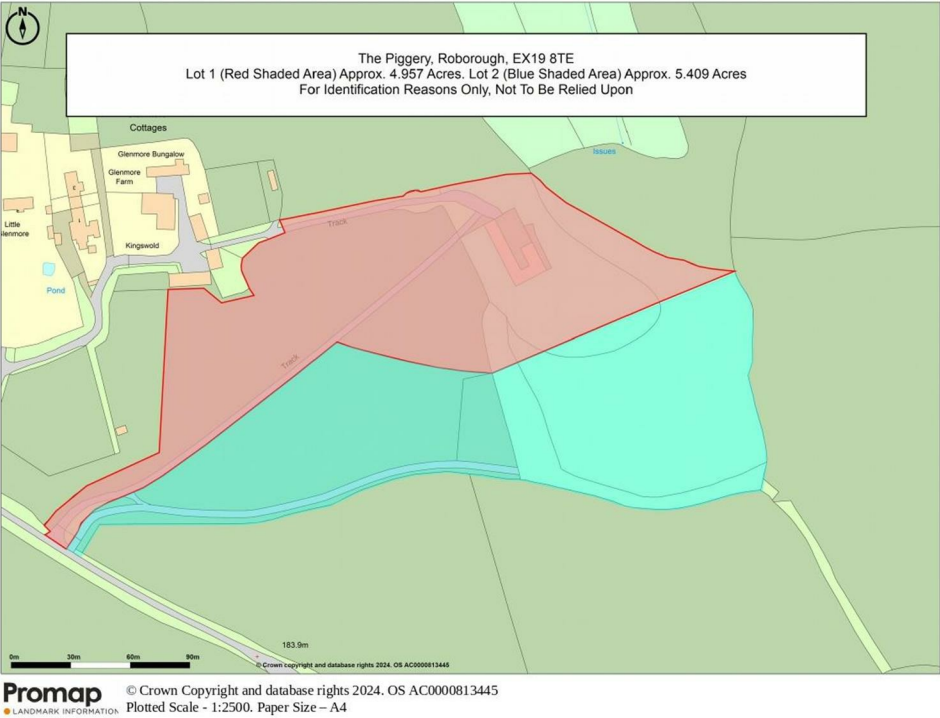
### DESCRIPTION

The Old Piggery comprises a substantial single storey range of former farm buildings of concrete block construction on concrete pad, beneath a corrugated metal roof. The structure has planning permission for conversion into an unrestricted detached residential dwelling. The proposed layout would include ENTRANCE HALL, OPEN PLAN LIVING ROOM, big DINING ROOM, big KITCHEN UTILITY ROOM, FAMILY ROOM/SNUG, GAMES ROOM, 5 BEDROOMS, 4 BATHROOMS DOUBLE GARAGE. The fact that the property will be single storey may well appeal to elderly or disabled buyers. The proposed accommodation is also versatile and could cater for dual occupation by parts of the same family, or various home and income uses. The most recent planning reference under Torridge District Council is 1/0140/2023/FUL, the decision date is 19th April 2023. All relevant plans and documentation can be viewed on the planning website.

EXTERNALLY there is ample parking, garage space garden curtilage and approximately 4.957 acres of land mainly laid to pasture, Lot 2 comprises a further 5.409 acres (making 10.36 acres in total) this is available in addition with a guide of £100,000. The property is therefore considered ideal for equestrian use.

As far as services are concerned we understand that mains electricity is available nearby it is assumed that a bore hole will need to be dug in order to provide a private water supply. A sewage treatment plant will need to be installed and heating possibly to be via ground source heat pump.

ACCESS to the property is directly off a council lane.





**TENURE**

The property is owned, freehold is registered on the land registry.

**SPECIAL NOTE**

The guide price quoted is for Lot 1 only. Lot 2, the further adjoining acreage is available in addition. If Lot 2 is not required by the eventual purchaser, the right hand access will be retained by Lot 2.

**LOCAL AUTHORITY**

Torridge District Council, Riverbank House, Bideford, Devon, EX39 2QG. 01237 428 700

**BOUNDARY PLAN**

The boundary plan which is NOT to scale is included with these sale particulars for identification purposes only.

**RIGHTS OF WAY & SERVICES**

The property is sold subject to and with the benefit of any wayleave agreement or private rights of way which may affect it. If lot 2 is not sold with lot 1, the vendor will retain the right hand access gate and drive way from the highway.

There are no public rights of way on either lot. There are no services currently on site.

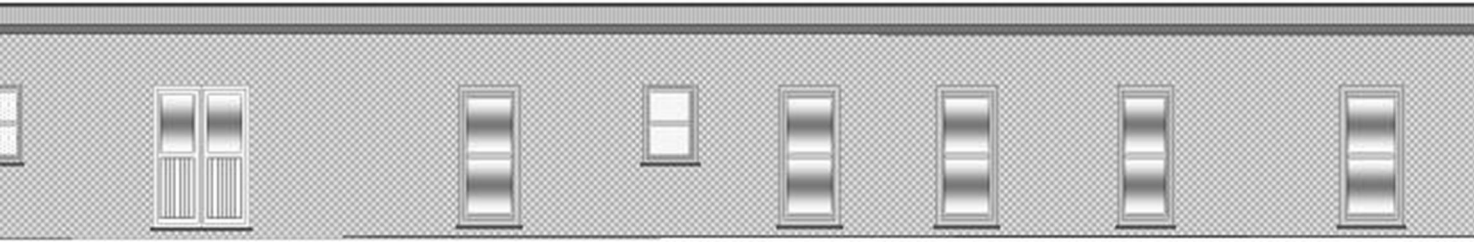
**VIEWINGS**

All viewings are strictly by appointment only. Please contact Stags 01271 322833 Email: barnstaple@stags.co.uk

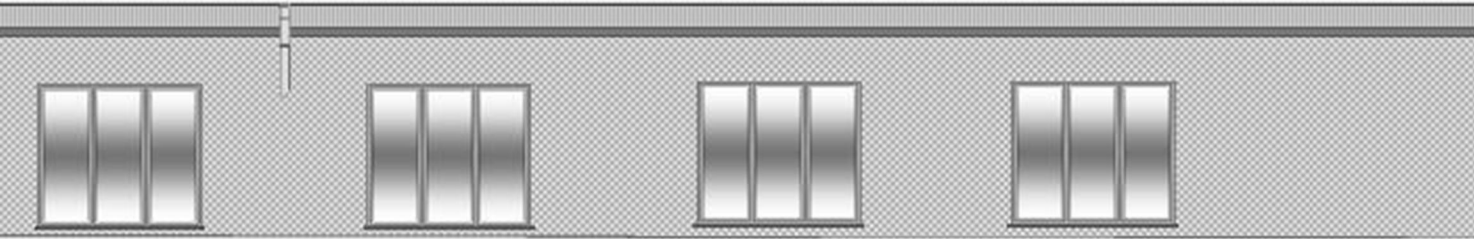
**DIRECTIONS**

WHAT3WORDS:///secondly.rephrase.blanks

Take the A377 Barnstaple/Exeter road, pass through Bishops Tawton and continue on for several miles, just after Fisleigh Barton, bear right signed Atherington. Continue up to the village and at the T junction, cross straight over at the staggered crossroads in the direction of High Bickington. Continue through the village of High Bickington, keeping on the B3217 past Libbaton golf course on your right, carry on for about a mile or so, past the first turning to Ashreigney on your left, and at the next cross roads, bear right signed Roborough. Ignore the turning to the village on your left hand side, continue for about half a mile and the access to the old piggyery will be found on the right hand side Identified by our 'For Sale' Board.



Side (West)



Side (East)





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.



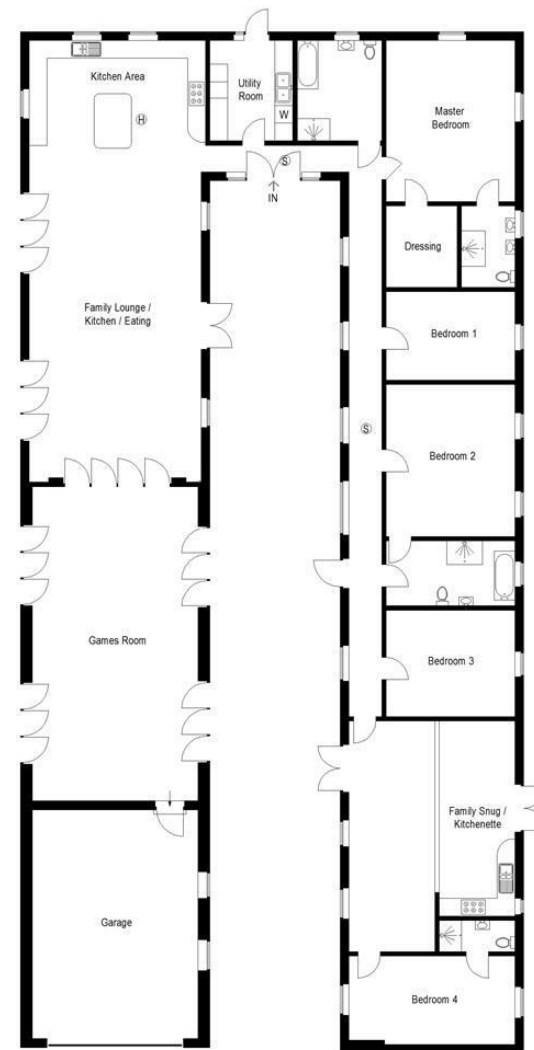
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### Proposed Floorplan

Approximate Gross Internal Area (Including Garage) = 412.0 sq m / 4435 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1080256)



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