





Higher Court, Bearscombe Farm Kingsbridge, Devon TQ7 2DW

Guide Price £675,000



A unique opportunity to acquire a magnificent range of stone barns with planning consent for change of use into two residential units and two holiday units.

- Magnificent range of stone barns
- Planning consent for two full residential units and two holiday/ancillary units
- Potential for multi-generation living or a Grand Designs project
- Quiet and desirable location
- Within easy reach of Kingsbridge and South Hams coastline

Kingsbridge
62 Fore Street, Kingsbridge, Devon, TQ7
1PP

 01548 800178

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SITUATION

Higher Court is situated approximately 1 mile south-east of the town of Kingsbridge, in the South Hams area of South Devon.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 15 miles to the north.

DESCRIPTION

Higher Court comprises a quadrangle range of stone barns, which were granted both listed building consent and planning consent (application numbers 4718/21/LBC and 4717/21/FUL respectively) on 11/03/2022 for the restoration and residential conversion of the stone barns to form two new dwellings and the conversion of another barn to form two new holiday letting units.

In order to keep the consent alive, the seller is arranging to have some drainage work carried out and in due course will supply the appropriate paperwork to demonstrate that the planning consent has been implemented.

By reference to the approved architects' plans the total (approximate) floor area for the barns amounts to some 832 square metres (8,952 square feet) and the proposed accommodation (and floor areas) for each of the barns is summarised below:-

Threshing Barn (full residential consent)

Ground Floor

Entrance Hall; 3 bedrooms (1 with en-suite bathroom); family bathroom; utility room; plant room/store.



First Floor

Open plan kitchen/living/dining room area; 4th bedroom.

Outside

The Platt (garden area) to the east of the barn and separate parking for two to three vehicles. Internal courtyard shared communal space.

Internal living area – 250 square metres (2690 square feet)

Plant Room/Store – 22 square metres (236 square feet)

The Platt - 476 square metres (5,125 square feet)

Unit 1 (holiday let consent – adjacent to Threshing Barn)

Ground Floor

Entrance Hall; 2 bedrooms (1 with en-suite shower room); family bathroom.

First Floor

Open plan kitchen/living/dining room area.

Outside

Internal courtyard shared communal space. Parking for one vehicle.



Internal living area – 118 square metres (1270 square feet)

Southern Barn (Unit 3) (full residential consent)

Ground Floor

Entrance Hall; 3 bedrooms (1 with en-suite shower room); kitchen; games/TV room; boot room; utility room; plant room/store/garage.

First Floor

Open plan living/dining/study area; master bedroom with en-suite bathroom.

Outside

Part walled garden on the south side of the unit. Internal courtyard shared communal space.

Separate parking (in addition to the integrated garage) on the east side of Southern Barn.

Internal living area – 306 square metres (3293 square feet)

Store/Garage – 22 square metres (236 square feet)

Walled garden – 224 square metres (2411 square feet)

Unit 2 (holiday let consent – adjacent to Southern Barn, Unit 3)

Ground Floor

Entrance Hall; bedrooms with en-suite shower room and walk-in wardrobe; further bedroom; family bathroom.

First Floor

Open plan kitchen/living/dining room area.

Outside

Internal courtyard shared communal space. Parking for one vehicle.

Internal living area - 114 square metres (1227 square feet)

OUTSIDE

As can be seen from the site plan, there is garden area with each of the residential units, but less curtilage with the holiday/ancillary units.

Parking could be in The Platt or in an area to the east of Southern Barn (Unit 3). No parking is permitted within the courtyard.

ACCESS DRIVE

The existing access drive to the farm (which will be used for the purposes of a right of way for access to Southern Barn and parking area) will form part of a management agreement.

SERVICES

The buyer will be required to supply and install mains electric, water and private drainage for the barns. Appropriate easements will be granted to the buyer by the seller to bring mains electric and water to the barns over their retained land.



FENCING

The seller undertakes to supply and erect a standard agricultural stock-proof fence between points A, B and C shown on the plan within 2 months following legal completion.

BOUNDARY OWNERSHIP AND SITE PLAN

Boundary ownership will be as shown on the site plan by way of the "T" markings.

The site plan is for identification purposes only and cannot be relied on for conveyancing purposes.

METHOD OF SALE

Higher Court is being offered for sale by Informal Tender (unless sold prior), with a closing date for tenders being Tuesday, 16 July 2024 at 12 noon.

Tender forms are available from the agents and these must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Higher Court tender'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the property is offered for sale.

Buyer(s) will be required to exchange contracts within four weeks of their solicitor having received a draft contract.

TENURE

The property is being offered on a freehold basis with vacant possession being available on legal completion.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

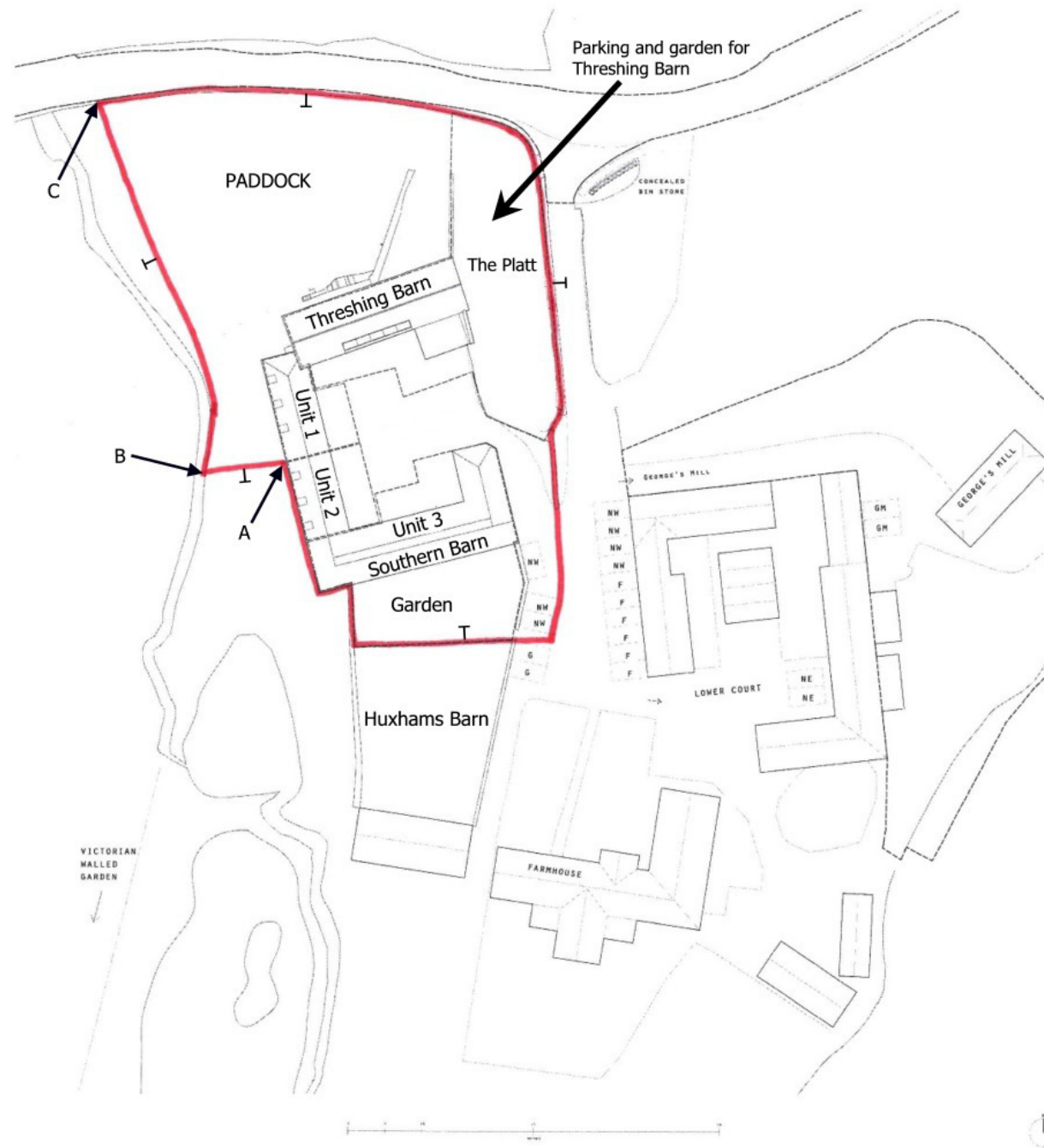
DIRECTIONS

From Kingsbridge proceed along the Embankment towards Dartmouth and bear left at New Bridge. Proceed along this road for about 1.5 miles and the entrance to Bearscombe Farm will be found on the right hand side and Higher Court stone barns are immediately on the right hand side of the entrance drive to Bearscombe Farm.

What3Words: curries.loaning.insect

VIEWING

Strictly by appointment through the Sole Selling Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP. Telephone: 01548 800178.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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📞 01548 800178
✉️ kingsbridge@luscombemaye.com
🌐 luscombemaye.com