



Higher Court, Bearscombe Farm, Kingsbridge

Guide Price £675,000

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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:-

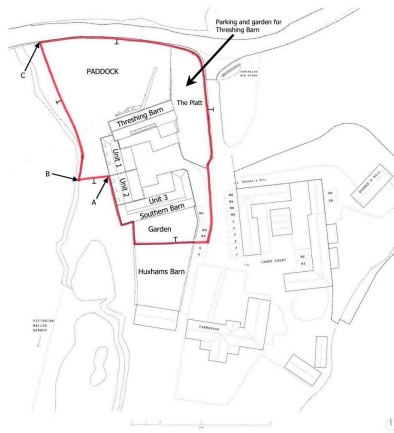
Threshing Barn (full residential consent)

Ground Floor:

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

First Floor:





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

