



Nutcombe Barns

East Allington, Totnes, Devon, TQ9 7QE



Nutcombe Barns

East Allington Totnes, TQ9 7QE

Guide Price of £750,000

Nutcombe Barns is set in a loose courtyard formation with two detached barns and a pair of semi-detached barns. The barns have been granted full residential planning permission to convert into four dwellings with their own private outdoor gardens space along with a communal farmyard courtyard and private parking.

- A rarely available opportunity to acquire a collection of barns with full residential planning permission to convert.
- A delightful country setting with far reaching views across the valley beyond.
- Approximately 2 acres of land with planning to create a new private entrance and driveway.
- The opportunity to acquire an additional small orchard and stable block.
- An opportunity to create an eco-efficient development with solar panning and ground heat source heating.

Situation

1.7 miles away is the popular village of East Allington, has a Parish Church and a well-regarded Primary School, part of an academy collection of schools. The Fortescue Arms Pub is popular and well supported. There is an enviable recreational ground, a multi-purpose fenced play area with newly installed equipment, football field, skateboarding ramp, picnic area and a large dog friendly meadow. The surrounding South Hams countryside is delightful, unspoilt and offers excellent opportunities for outdoor pursuits. The nearby market town of Kingsbridge is on the Salcombe Estuary and is approximately 5 miles and offers good shopping facilities, cafes, restaurants, and a renowned secondary school. Totnes is the historic gateway to the South Hams also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts are also within very easy reach.

Property

Set overlooking a delightful Devon valley, Nutcombe Barns are set in a loose courtyard formation with two detached barns and a pair of semi-detached barns. The barns have been granted full planning permission to convert into four dwellings with their own private outdoor areas along with a communal farmyard courtyard and private parking. There is also planning permission for a new driveway and entrance to the development through a paddock of approximately 2 acres.

Barn 1

The shippen. A detached barn taking in wonderful direct views over the valley and beyond. Having a substantial footprint and planning permission has been granted to create a master suite, dressing room, 2 further bedrooms, 3 bathrooms, utility room, a good size kitchen and a sitting/dining room with views. Some partial conversion works have been completed including new roof and internal timbers and flooring. Please see attached plans.

Barn 2

The Stables. A detached barn with planning consent for a 3 bedroomed, two bathroom property with a kitchen/diner and a sitting room located on the first floor making the most of the views. Please see attached plans.





Barn 3

The Linhay. A semi-detached barn with planning permission for a 3 bedroom and 2 bathroom property with the sitting room on the first floor making the most of the location. Please see attached plans.

Barn 4

Threshing Barn. A semi-detached barn with planning permission for a 3 bedroom and 2 bathroom property with the sitting room on the first floor making the most of the location. Please see attached plans.

Lot 2 (Available by separate negotiation)

There is a partially stone walled orchard and grass area along with lean-to stabling abutting a neighbouring Class Q Barn, with adjoining lane which leads into a historic lane down into the valley below.

Tenure

Freehold.

Services

Mains electricity (x 2 supplies). A borehole will be required to be installed to supply the dwellings with water and a shared private drainage system. There is also opportunity to create an eco-efficient development with solar panelling and ground heat source heating.

Agents Note

We are advised the owner of the class Q Barn is willing to take on a 50% share of the new driveway cost with the other 50% costs being the responsibility of the 4 Barns. No formal agreement is in place as yet.

Planning Portal Reference at South Hams District Council

REF: 0903/25/FUL.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing Arrangements

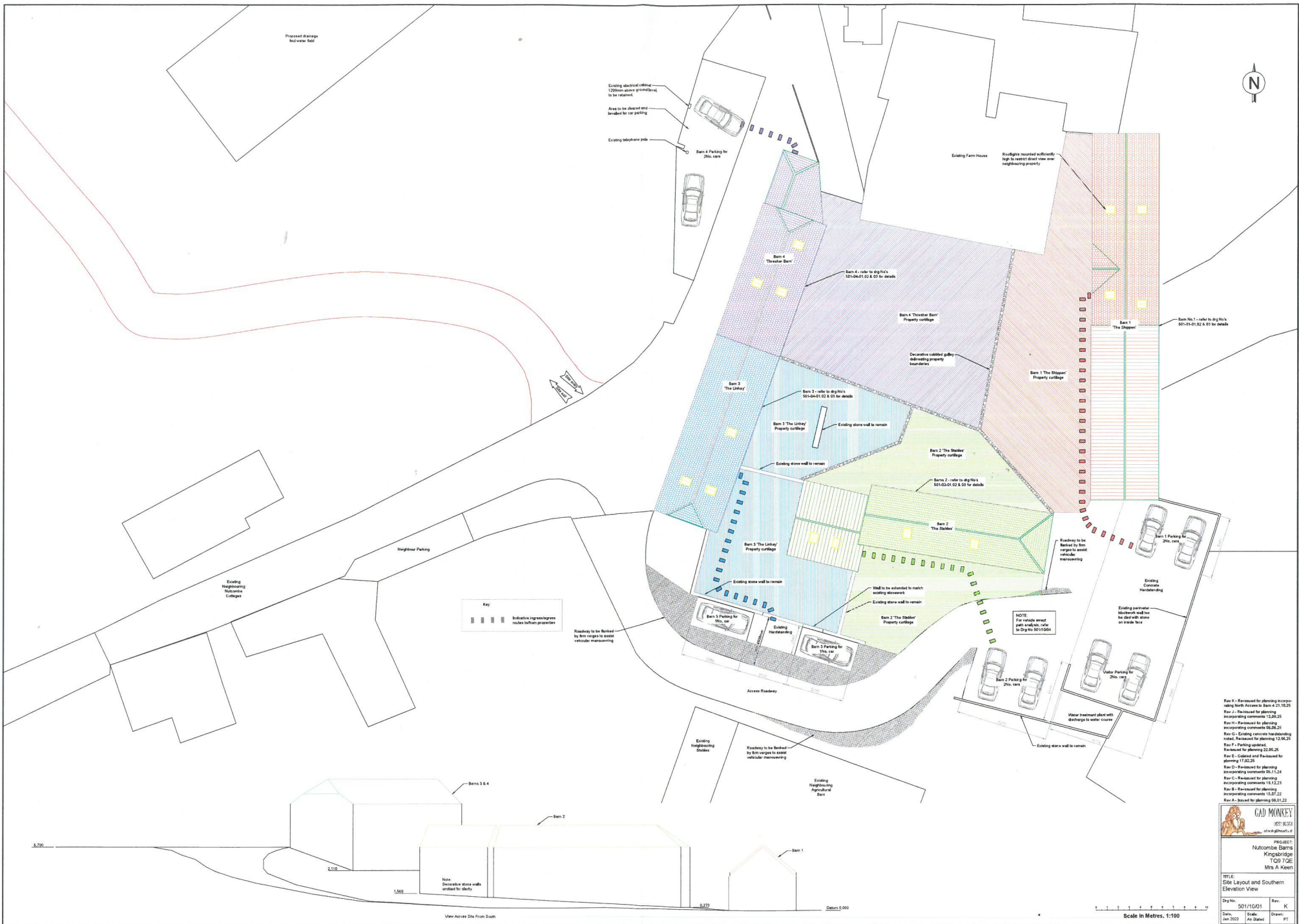
Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

From Totnes take the A381 for Kingsbridge and continue for approximately 8 miles. Take the second left turning for East Allington after The Mounts. After approximately 1 mile along the lane towards East Allington at Nutcombe Cross turn right and Nutcombe Farm is situated on the left, turn into the private lane and go past the farmhouse and turn right through the gap in the fence and the barns will be on the left.

What3Words: animals.secretly.feasted





Key
 - - - - - Indicative ingress/egress routes (after properties)

NOTE
 For vehicle access gates and walls will be clear with stone on inside face

- Rev K - Reviewed for planning incorporating North Access to Barn 4 21.10.25
- Rev J - Reviewed for planning incorporating comments 12.09.25
- Rev I - Reviewed for planning incorporating comments 28.08.25
- Rev H - Existing vehicle hardstanding roads. Reviewed for planning 12.08.25
- Rev G - Parking updated. Reviewed for planning 17.07.25
- Rev E - Colored and Reviewed for planning 17.07.25
- Rev D - Reviewed for planning incorporating comments 06.11.24
- Rev C - Reviewed for planning incorporating comments 18.12.23
- Rev B - Reviewed for planning incorporating comments 13.07.22
- Rev A - Based for planning 08.01.22



PROJECT:
 Nutcombe Farms
 Kingsridge
 TD9 7QE
 Mrs A Keen

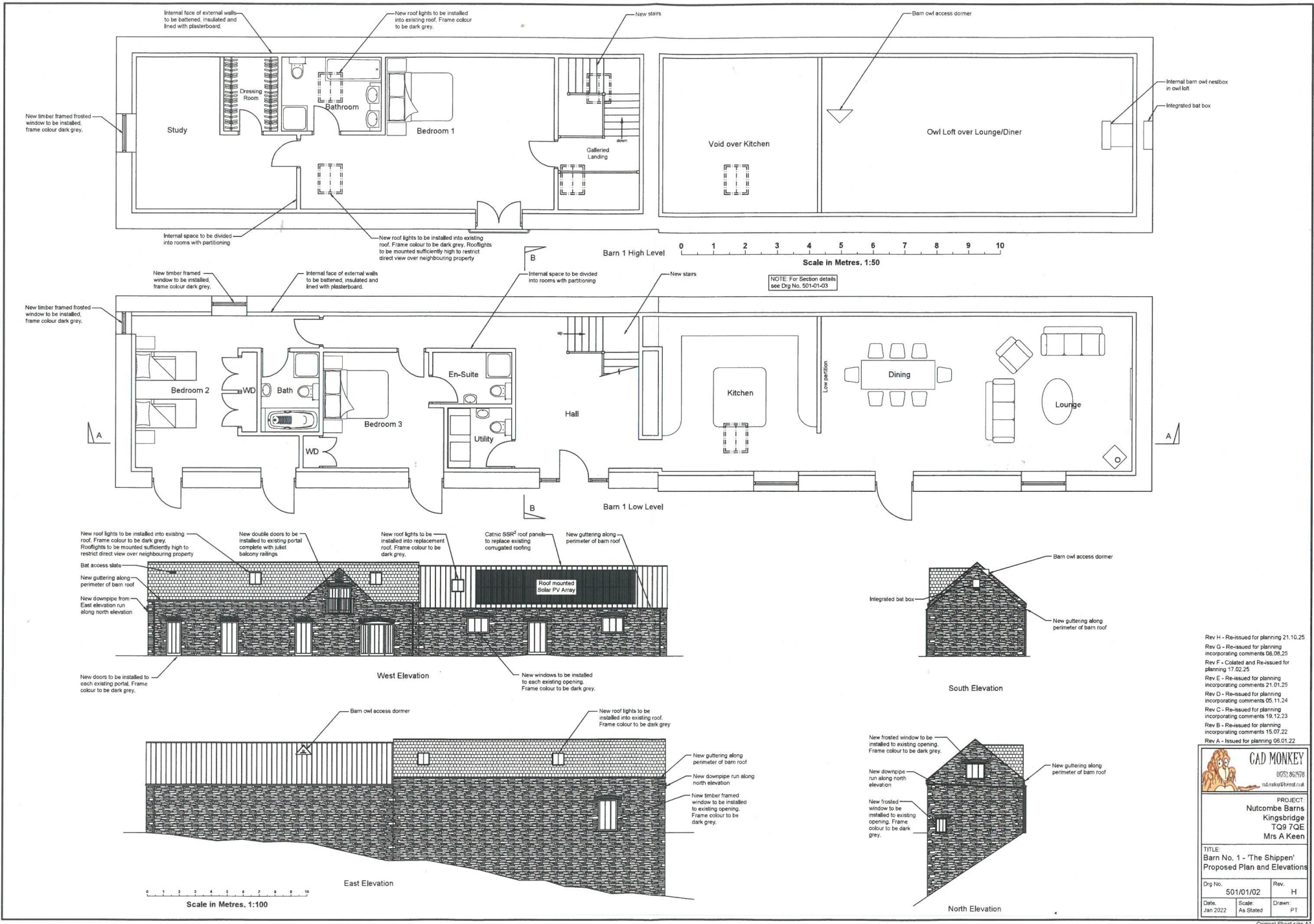
TITLE:
 Site Layout and Southern
 Elevation View

Dwg No: 50111001 Rev: K
 Date: Jan 2022 Scale: As Shown Drawn: PT

Scale In Metres: 1:100

View Across Site From South

Datum: 0.700



- Rev H - Re-issued for planning 21.10.25
- Rev G - Re-issued for planning incorporating comments 06.08.25
- Rev F - Colated and Re-issued for planning 17.02.25
- Rev E - Re-issued for planning incorporating comments 21.01.25
- Rev D - Re-issued for planning incorporating comments 05.11.24
- Rev C - Re-issued for planning incorporating comments 19.12.23
- Rev B - Re-issued for planning incorporating comments 15.07.22
- Rev A - Issued for planning 05.01.22

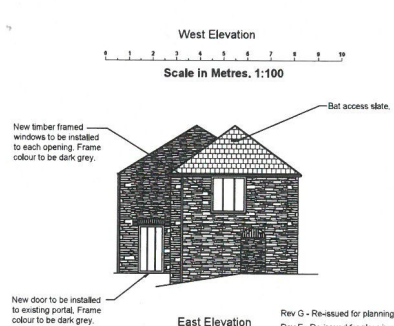
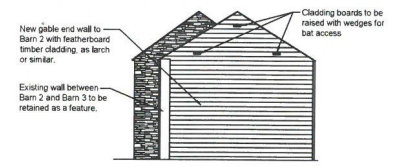
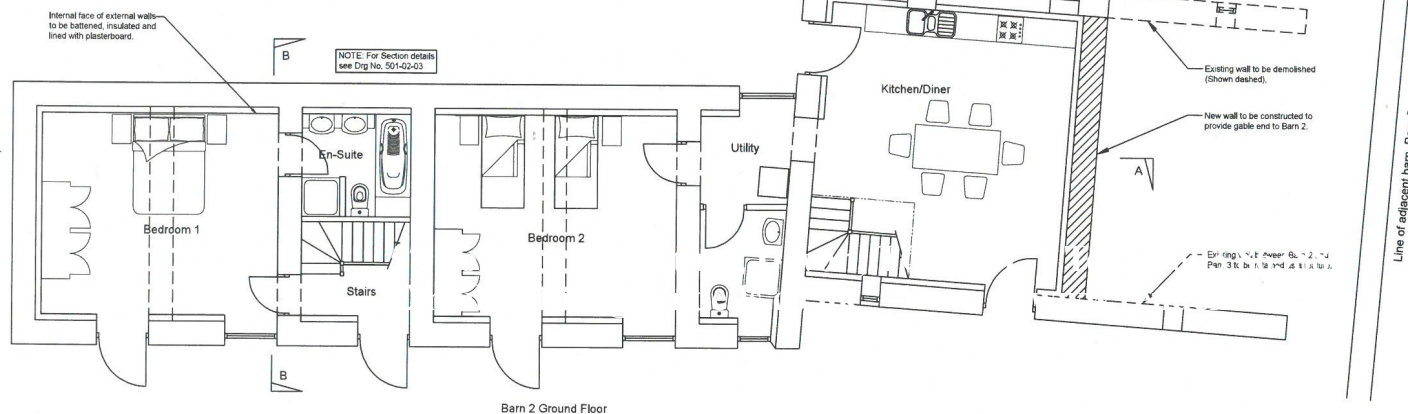
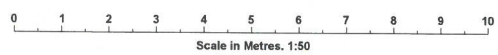
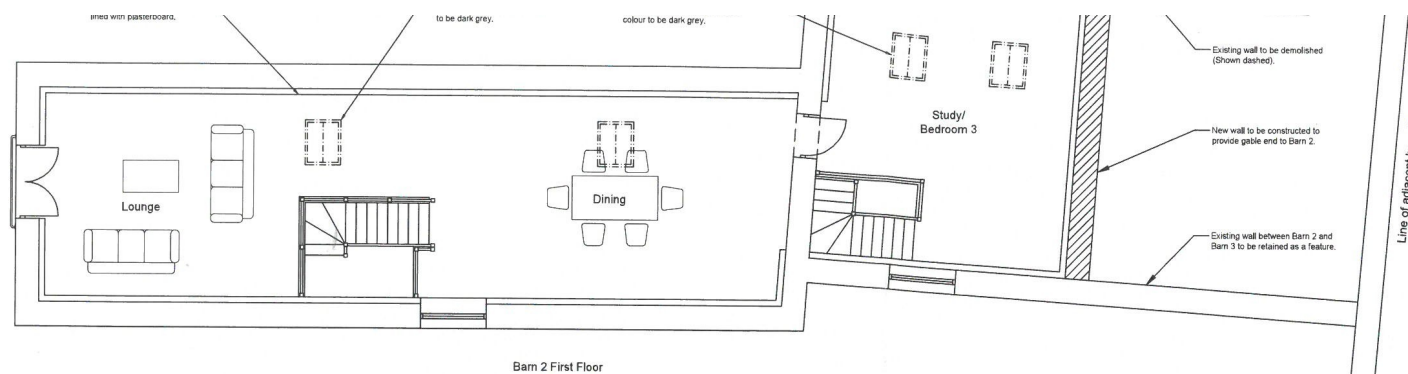


PROJECT:
Nutcombe Barns
Kingsbridge
TQ9 7QE
Mrs A Keen

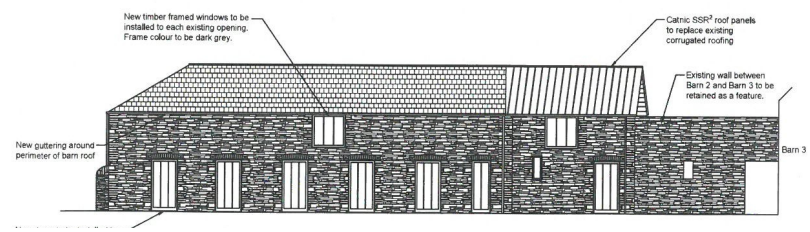
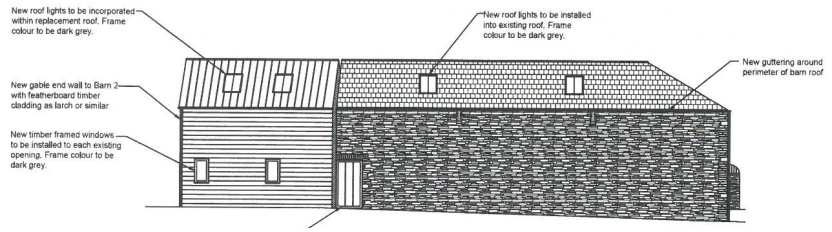
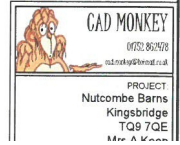
TITLE:
Barn No. 1 - 'The Shippen'
Proposed Plan and Elevations

Drg No. 501/01/02	Rev. H
Date. Jan 2022	Scale. As Stated
Drawn. PT	

Original Sheet size A1



Rev G - Re-issued for planning 21.10.25
 Rev F - Re-issued for planning incorporating comments 06.08.25
 Rev E - Copied and Re-issued for planning 17.02.25
 Rev D - Re-issued for planning incorporating comments 05.11.24
 Rev C - Re-issued for planning incorporating comments 19.12.23
 Rev B - Re-issued for planning incorporating comments 15.07.22
 Rev A - Issued for planning 06.01.22



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