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Old Granary



## Old Granary, Commercial, Cowley Barton Barns, Exeter, EX5 5EJ



Exeter City centre 2.2 miles, M5 (J29 and J31) 6 miles

A courtyard of barns with planning consent to develop a spacious family home with a detached outbuilding, set in approx. 0.5 acres, just outside Exeter.

- Courtyard of barns
- Development opportunity
- Rural views
- Just outside Exeter
- Permission to create a 2,500 sqft family home
- A detached outbuilding of 1,650sqft
- Gardens with rural views (0.5 acres)
- Ample private parking

Guide Price £300,000



### SITUATION

Cowley is to the north of Exeter on the edge of the beautiful mid Devon countryside, perfectly positioned to take advantage of the rural surroundings, whilst being just three miles from the city centre. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well-served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

### DESCRIPTION

A rare opportunity to acquire a courtyard of barns with full planning consent for conversion into a spacious single-storey family home, set in approx. 0.5 acres near Cowley, just outside Exeter.

On offer is nearly 2,500 sqft of developable living space, to include open-plan reception areas and four bedrooms, with views over the central courtyard. A detached 1,650 sqft outbuilding offers scope to further extend the residential accommodation (subject to gaining consent).

In addition to the impressive central courtyard, the plot includes a large private garden with far-reaching views and ample parking. Ideal for developers or self-builders seeking a secluded yet accessible location close to Exeter.

### PLANNING CONSENT

The property comprises former Granary and Linhay barns arranged around a courtyard together with a former Shippon barn. Consent has been granted for conversion of the Granary and Linhay barns to provide a single residential dwelling of approx 2500 sqft. The Shippon barn of approx. 1650 sqft is ideal for storage space and may be suitable to further extend the

residential accommodation subject to obtaining the relevant approvals. The planning approval for conversion of these buildings was obtained as part of a wider consent which included demolition of various other former barns. This work having been carried out it is considered that the consent has been partially implemented and is therefore now extant.

Barn conversion: 230sqm  
Existing outbuilding: 156sqm

### CIL PAYMENT & HABITATS CONTRIBUTION

Pre commencement conditions associated with landscaping and construction traffic management have been discharged by the vendor along with the CIL and Habitats Contribution payments.

### CONDITIONS

A full list of conditions can be found on the East Devon District Council planning site. A covenant will be in place to keep the Granary, Shippon and Linhay buildings together as a single residential unit.

### RIGHTS OF WAY

There is a pedestrian right of way over on the eastern edge of the boundary for a neighbouring property. Please ask the Agent for further information.

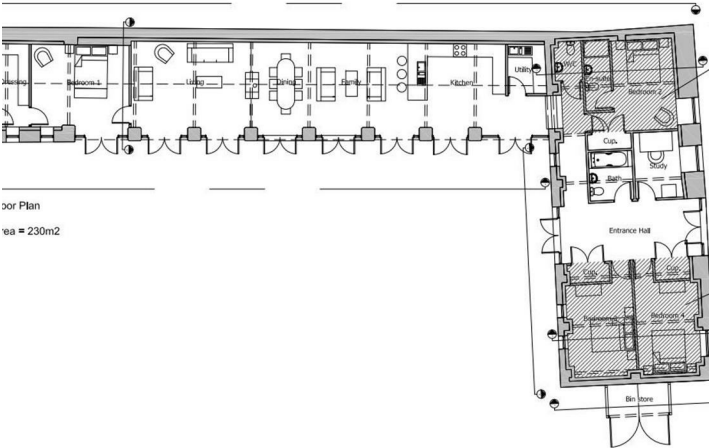
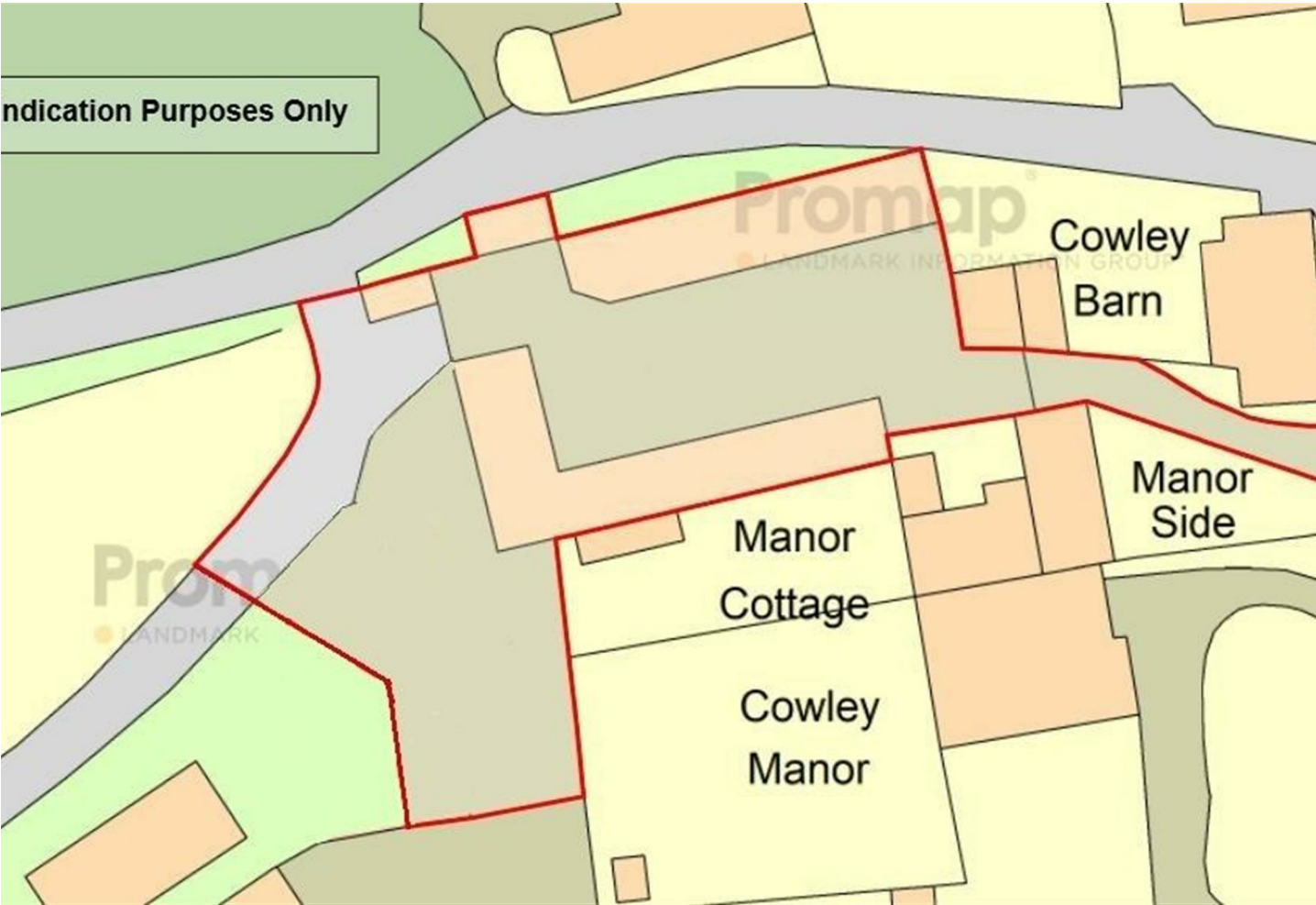
### SERVICES

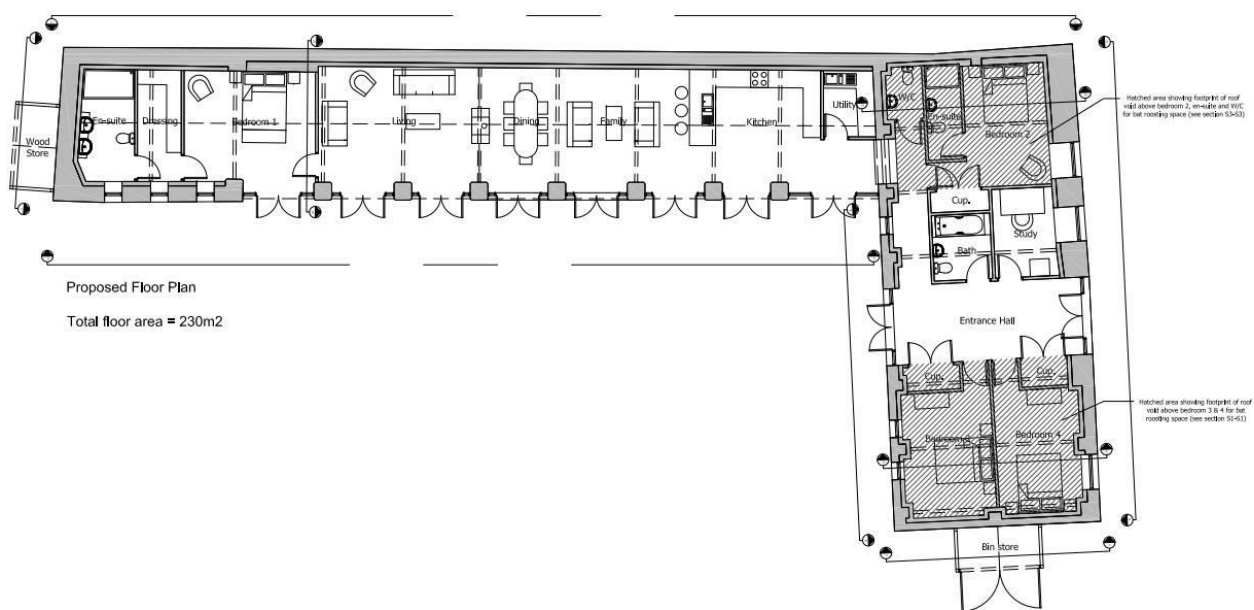
Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However we understand that the site has the benefit of mains electricity and drainage connections with other mains services located nearby on the main road. The vendor will retain a right to make service connections across the site.

### DIRECTIONS

What3words - profile.panoramic.such







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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