






Luscombe Maye

Since 1873

Old Milling Barn, Longcombe, Totnes

Guide Price £200,000

 6  5  2



DESCRIPTION

Luscombe Maye are delighted to bring to market this excellent opportunity to develop a detached stone barn into a spectacular five/six bedroom, four/five bathroom home. Set within generous gardens with ample parking, the property sits in the Longcombe Valley in a peaceful rural, yet well connected location.

The Approved Full Planning application plans offer reverse-level living, with the ground floor arranged to include two well-proportioned double bedrooms and three generous ensuite bedrooms with walk-in wardrobes, all enjoying a warm southerly aspect and plenty of natural light throughout the day. This level also features an impressive vaulted entrance hall, creating a bright and welcoming first impression, with double doors opening directly onto both the garden and courtyard to provide a strong connection to the outside space.

On the first floor, the layout includes a versatile bedroom or study, a further bathroom, and a light-filled kitchen/breakfast area enhanced by roof lights and glazing from the entrance below. The spacious living and dining room enjoys large gable-end windows that frame views across the garden, ensuring this upper-level living space feels airy and open, whilst also benefiting from access to the sunny raised terrace. A useful utility room with further storage completes the downstairs accommodation.

The barn is set within a semi-rural environment with easy access to both Totnes and Torbay, and benefits from private drainage situated nearby (service charge applies) along with plans to upgrade the existing corrugated roof to natural slate. Externally, the design incorporates two main terrace areas, additional hardstanding and generous parking, providing ample outdoor space and flexibility for modern family living.

For planning documents, please download the 'brochures' or follow the planning links/references below to the consented applications on the South Hams District Council Planning Portal.



03/0985/09/F

Full Planning Application - Conversion of barn to dwelling

[https://southhams.planning-register.co.uk/Planning/Display/](https://southhams.planning-register.co.uk/Planning/Display/03/0985/09/F)

03/0985/09/F

03/1260/10/DIS

Approval of Details Reserved by Conditions

Discharge of conditions 1 -13 inclusive of application 03/0985/09/F

[https://southhams.planning-register.co.uk/Planning/Display/](https://southhams.planning-register.co.uk/Planning/Display/03/1260/10/DIS)

03/1260/10/DIS

03/1748/14/VAR

Variation or Removal of Condition

Removal of condition (9 - obscure glass) for planning consent

30/0985/09/F

[https://southhams.planning-register.co.uk/Planning/Display/](https://southhams.planning-register.co.uk/Planning/Display/03/1748/14/VAR)

03/1748/14/VAR

AGENTS NOTE

Pursuant to section 21 of the Estate Agency Act 1979, a member of Luscombe Maye has an association with the owner of this property.

Sewage Treatment Plant situated nearby and can be connected to, subject to paying a fair proportion of costs.

Document available to confirm the conversion work is commenced and therefore there are no time constraints on the rest of the works

DIRECTIONS

What3Words - bolt.incorrect.next



Ground Floor Plan

- Full Planning Approved
- Five/Six Bedroom Family Home
- Four/Five Bathroom & Utility Room
- Situated on the Outskirts of Totnes
- Rural Yet Well Connected
- Development Opportunity
- Services Nearby
- Unrestricted Planning Time Constraints
- Parking & Private Garden
- Far Reaching Countryside Views



South East Elevation



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.