



Pipers , Gidcott, Holsworthy, Devon EX22 7AS

A privately situated small farm with a farmhouse for renovation and two barns for conversion set within 9.22 acres.

Shebbear 2 miles - Holsworthy 7 miles - Bideford 13.5 miles

- Smallholding in a Pretty Setting
- 9.22 Acres pf Pasture (approx.)
- Would benefit modernisation & Improvement Throughout
- Farmhouse Offers Potential to Extend (stp)
- 2 Barns with Permission for Conversion
- 4 Bedrooms
- 2 Reception Rooms
- No Onward Chain
- Council Tax Band 'D'
- Freehold

Guide Price £600,000

01237 425030 | bideford@stags.co.uk

SITUATION

Pipers is situated within the hamlet of Gidcott in a peaceful part of Devon surrounded by rolling fields and wooded coombes with the peaks of the Dartmoor National Park in the distance.

The nearest village is Shebbear (2 miles) which has a village shop, a mobile Post Office, a pub (The Devil's Stone Inn,) a Primary School and the independent Shebbear College. The market town of Holsworthy (7 miles) provides a wider range of shops and services including a Waitrose supermarket and a livestock market.

The A388 road is within easy reach and provides a link between Holsworthy and the town of Bideford which lies on the River Torridge Estuary.

DESCRIPTION

AUCTION GUIDE PRICE £600,000 to £700,000.

Pipers is a rural small-holding which offers multiple development opportunities set within 9.22 acres (3.73 hectares). The property is set back from the road, approached over its own drive and includes:

- A detached house (not Listed) for improvement with a

south-facing aspect with mostly rendered stone walls under a slate roof (material unknown).

- A traditional barn with planning consent for conversion to a residential dwelling with three bedrooms (planning ref: 1/0120/2025/AGMB).

- A steel frame building with planning consent for conversion to a residential dwelling with four bedrooms (planning ref: 1/0732/2024/AGMB).

- Three grass fields and an open fronted cattle building which has a steel frame and is enclosed with timber cladding.

SERVICES

Mains water. Mains electricity. Private drainage (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Broadband: Standard (between 1Mbps and 8Mbps) is available (Ofcom)

Mobile Phone Coverage: Mobile coverage available inside with 3 and EE and outside with EE, O2, Three and Vodafone (Ofcom)

LOCAL AUTHORITY

Torrige District Council. Council Tax (Band: D)



RIGHTS OF WAY

The owner of the land to the west of Pipers has a right of access over the entrance lane to the gateway leading into the land.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From Stibb Cross, proceed in a south-westerly direction on the A388 towards Holsworthy. After 2.8 miles at Forestreet Cross turn left signed towards Thornbury and Shebbear. After 1.1 miles at Graton Cross, follow the road around to the left towards Thornbury and after a further 0.3 miles follow the road around to the left.

Upon reaching Gidcott Cross turn left and at the following junction follow the road to the left signed towards Shebbear. Continue for 0.2 miles and the entrance to Pipers will be found on the left.

WHAT3WORDS

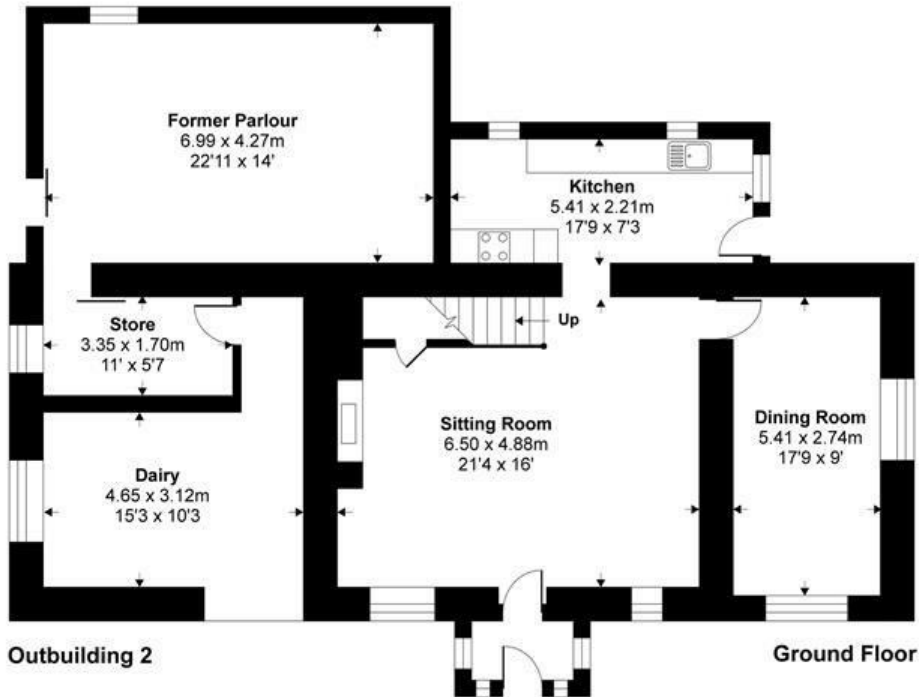
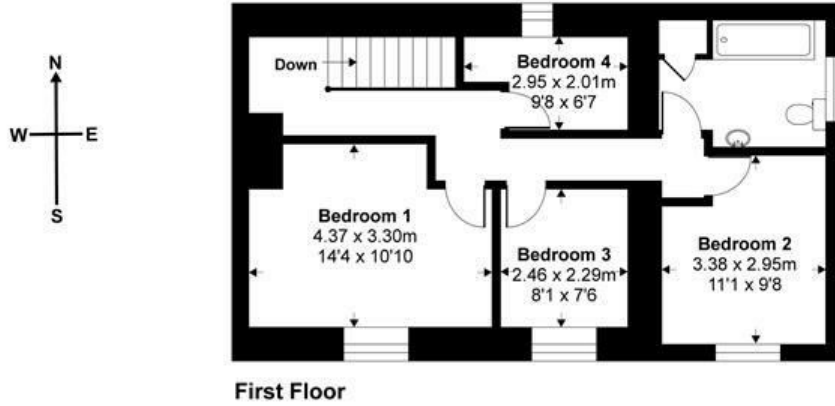
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DISCLAIMER

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.



Approximate Area = 1353 sq ft / 125.7 sq m
Outbuilding = 619 sq ft / 57.5 sq m
Total = 1972 sq ft / 183.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 753100



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