



## Ideford

5x 3x

ENERGY RATING TBC

- Barn for Conversion
- Planning Permission Granted
- Huge Potential
- Sought-After Village

- Off Road Parking
- AI Generated Illustrations
- Dwelling with Annexe
- Planning Ref: 25/01269/FUL

**Guide Price:**  
**£220,000**  
FREEHOLD

# Hartley Hare Barn & Pipkin Cottage, Ideford, Chudleigh, TQ13 OBG

Hartley Hare Barn and Pipkin Cottage (Planning Permission Granted)

A rare and exciting opportunity to acquire an attractive semi-detached barn for conversion to a residential dwelling. Planning permission was granted in November 2025 with the planning reference 25/01269/FUL with the proposed plans showing a home of style and character mainly over 2 floors which is currently known as Hartley Hare Barn. The plans show extensive 3/4 bedroom accommodation with a double height entrance and huge main open plan kitchen / living / dining space.

In addition, a further single-story barn known as Pipkin Cottage and attached to the main building offers potential for use as an annexe or further accommodation as required. Outside, the properties will have a privately enclosed area of garden and off-road parking accessed through a gated entrance as well as a large garage.

Also for sale by separate negotiation is nearby Colleybrook Farm (OIEO £500,000) with a combined Guide Price of £700,000.

Please contact Coast and Country for further information on either or both proposals.



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm 0.1m$ . Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.