

STAGS

Barn & Land

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Riddlecombe, Chulmleigh, Devon, EX18 7PB

In a tranquil & timeless yet accessible North Devon setting.
Within Chulmleigh Community College catchment area

A rare change of lifestyle opportunity to create an exceptional 4 bedroom single storey country home, by converting an existing barn, set in 3.9 acres of adjoining pasture

- Modern barn with consent for conversion
- Hall, Cloakroom, Open plan Living/Dining/Kitchen
- Yard, stables & further building
- Privacy, space & rural charm
- No near neighbours
- Plans allow for 1,540 sq ft of accommodation
- 4 Bedrooms & 2 Bathrooms (1 Ensuite)
- 3.9 acres predominantly level pasture
- A blank canvas to build your dream home
- Freehold

Guide Price £350,000

SITUATION & AMENITIES

Off a little-used country lane, just South of the pretty village of Riddlecombe. Local amenities can be found in the villages of Dolton and Winkleigh, with both also having a primary school. The small town of Chulmleigh has day-to-day facilities including Post Office, shops and banking, as well as further schooling to secondary level at the highly regarded Chulmleigh Community College. This makes the property particularly attractive to families seeking a balance of rural living and excellent educational provision. Eggesford's railway station provides direct connections to Exeter and beyond. It is also within easy reach, offering a level of connectivity seldom associated with such a peaceful, rural setting. The property is ideally placed to take advantage of the countryside and many appealing walks in the area. The National Parks of Exmoor and Dartmoor are both within easy reach. The regional centre of Barnstaple, with live theatre and district hospital is about 13 miles to the North and the Cathedral City of Exeter about 27 miles to the South-East. From Barnstaple, the North Devon Link Road leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in about 2 hours. The nearest international airports are at Bristol and Exeter.







DESCRIPTION & PLANNING

We understand that the building has been present on the land since around 2002. It is of a stable metal frame construction with part-concrete and part-compacted earth floor, timber walls and corrugated sheet roofing. The building is enclosed on all sides in the main, with two large access doors on opposite sides of the structure. There is a smaller access door and open access point with a gate. The proposed conversion is to a single storey dwelling with garden and parking for three vehicles. Torridge District Council passed the application in a decision on 22nd May 2026, for change of use of agricultural building to dwelling house and associated building, operations under Class Q the agricultural building is at Grid Ref. 260938113684 Riddlecombe. The Planning Reference is 1/0959/2025/AGMB. All associated documentation can be viewed on the Torridge District Council Planning Portal using the above Reference for access. The proposed conversion provides accommodation, including: ENTRANCE HALL, CLOAKROOM, open-plan LIVING/DINING ROOM/KITCHEN, 4 BEDROOMS and 2 BATHROOMS - one of which is ENSUITE. The structure occupies an attractive South-facing position, with the site enjoying far-reaching countryside views, mature Devon hedge boundaries, independent access and a wonderful sense of seclusion. The adjoining land extends naturally from the barn, creating a highly desirable lifestyle holding - suitable for a variety of uses including equestrian interests, smallholding, gardening, exercising ones' dogs, recreation or simply the enjoyment of open countryside. The approved conversion presents an exciting opportunity to create a spacious, contemporary country home, whilst retaining the character and proportions of the existing building. Buyers have the advantage of planning certainty, together with the flexibility to design and finish the property to their own requirements and style. Importantly, the site already benefits from an existing water supply, while investigations into the electricity connection quotes are currently underway - helping to further reduce uncertainty for prospective purchasers and to streamline the development process.

VIEWINGS

Viewings are strictly by confirmed prior appointment through the Sole Selling Agents Stags on (01271) 322833 or barnstaple@stags.co.uk

DIRECTIONS

From Dolton Beacon, take the road to Ashreigney and after a short distance turn right signed Riddlecombe. Follow the road into the village and as the road bends to the left into the village High Street, take the lane immediately before the village on the right. Continue down there for 1/3 of a mile or so, and the site will be found on the left-hand side, identified by our For Sale board.

SPECIAL NOTE

The CGIs provided on this brochure are merely to show how the proposed conversion may look once completed in accordance with the current planning consent.

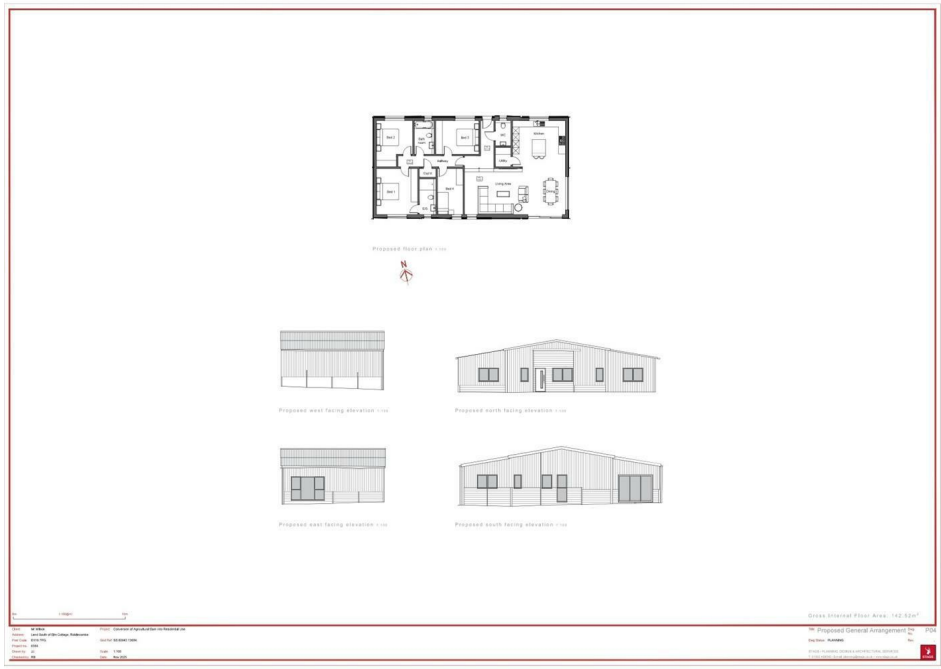




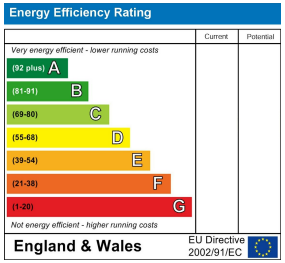


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833