



5 Barns at Nymet Barton, Nymet Rowland, Crediton, EX17 6AP
Guide Price £450,000

5 Barns at Nymet Barton, Nymet Rowland

- Site for 5 new build houses
- Approx. 1.75 acre plot in total
- Lovely Mid Devon village setting by the church
- Removal of old barns and replacements granted
- Detached 3 beds of 137-143 sqm each
- Gardens and parking
- Adjacent site for 3 barn conversions also available

Located in Mid Devon, Nymet Rowland is a hidden gem not too far from Lapford and the A377 yet away from the main road in a peaceful and somewhat traditional Devon village. Situated next to the church, this courtyard of modern farm buildings has full planning for replacement dwellings and is ready to go.

Planning was granted by Mid Devon under reference 24/00618/PNCOU for five new build, detached homes of 137 – 143 sqm each. Each will share the courtyard access and each will have it's own parking and gardens. The full planning documents can be found on the Mid Devon planning website using the above reference.

Worth noting is that the adjacent traditional barns also have planning for conversion into three dwellings and this site is also for sale at the time of writing. Although adjacent, the two sites can be accessed and serviced independently but someone may wish to do all eight homes together.





VIEWINGS:

Strictly with the agent please as the barns are still in use for agriculture at this time.

Current Council Tax: NA

Utilities: Mains electric, water

Drainage: NA

Heating: NA

Construction: Stone/cob

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

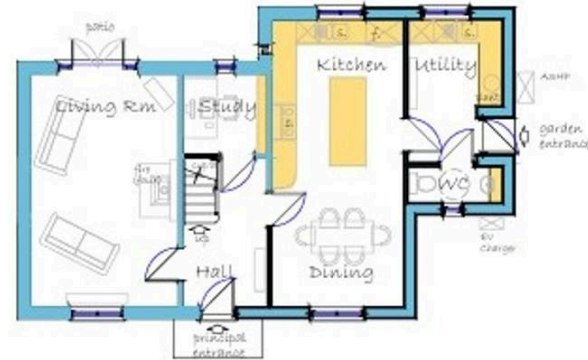


Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

NYMET ROWLAND is a small village set among Devon's rolling hills and is thought to have started life as Norman manor, as per the Domesday Book listing of 1086. Since then, the village has seen several new additions, including a well patronised village hall, but is still regarded as a smaller village when compared with, say, its close neighbour Lapford, which has a pub, primary school and garage with shop. In the 1870's the village had a sojourn with the national press who published the antics of a family referred to as the 'Nymet Savages'. Today, Nymet is a peaceful village favoured for its proximity to a good road system and Lapford station, both of which offer excellent access to towns further afield.

DIRECTIONS : Upon entering Nymet Rowland from the A377 at Lapford Cross, follow the country lane through the village and you'll see the church on the right, the entrance to the yard is just before you reach the church on the right.



ground floor



first floor

Plots 3,4 and 5 3 beds, 143 sqm





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