



STAGS

Pole Barn & Dutch Barn adjoining , Butlers Farm,
Chittlehamholt, Devon EX37 9NT

A Pole Barn and Dutch barn, suitable for a variety
of uses in a tranquil rural position

Village amenities 3/4 mile. South Molton, Barnstaple, Bideford, the A361 &
Mainline trains all within 30 minutes

• Former Farm Buildings • Pole Barn 41'9 x 16'7 • Dutch Barn 32'10 x 18'3 • Parking
area in front • Suitable for a variety of uses • Tucked away, private position • Local walks
& close to the River Taw • Site of approx 0.68 of an acre • Freehold

Offers In Excess Of £40,000

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SITUATION & AMENITIES

The buildings enjoy an idyllic, timeless and tranquil rural position, which is remote but not isolated, approached by a 'no-through' track. At the same time, the centre of the village is about $\frac{3}{4}$ mile and this offers an excellent public house – the Exeter Inn – which also serves food, a good community shop, church and village hall. On the Southern edge of the village is the Mole Resort, with its impressive leisure facilities. The local market town of South Molton is about 6 $\frac{1}{2}$ miles and offers an excellent range of amenities and shops, including a Sainsbury's supermarket and schooling to secondary level. The regional centre of Barnstaple – with its larger commercial venues – is about 13 miles and the Cathedral City of Exeter about 28 miles. A local rail link is available on the regular service between Barnstaple and Exeter on the Tarka Line at Portsmouth Arms station (2.7 miles). Both Exmoor and Dartmoor National Parks are within easy reach by car, as is the renowned North Devon coastline. The area is well served by excellent state and private schools including the reputable West Buckland school.

DIRECTIONS

W3W///funds.clever.habits

SERVICES

There are no main services connected to the site.

DESCRIPTION

A range of former farm buildings, including a pole barn and Dutch Barn, with potential for a variety of uses subject to planning permission. These buildings are being sold subject to OVERGAGE. The wording of the exact clause will be prepared by the vendor's solicitors.



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. Tenants 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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