



Westworthy Barns, North Tawton, EX20 2DJ

Guide Price £275,000

Westworthy Barns, North Tawton

North Tawton

- Planning permission for five dwellings
- Traditional stone barn conversions
- Three contemporary new-build homes
- Outstanding rural setting
- Far-reaching countryside views
- Generous gardens, garages & parking
- Freehold site offered as a whole
- Flexible development opportunity
- Alternative purchase structures considered
- Planning references: 3621/21/LBC & 3137/25/FUL

Development opportunities that combine traditional character with contemporary design are becoming increasingly difficult to find, and Westworthy Barns presents exactly that.

Set within a beautiful rural setting surrounded by open Devon countryside, planning permission has been granted to create an attractive scheme of five homes, combining the conversion of traditional agricultural barns with the construction of three contemporary family houses. Whether your intention is to build and sell, retain as an investment or create a bespoke development, the site offers exceptional flexibility.

The traditional stone barns, which are curtilage listed, have consent to be sympathetically converted into a pair of attractive two-bedroom single-storey homes arranged around a shared courtyard, retaining the character and heritage of the original buildings whilst creating highly desirable accommodation.





Adjacent to these is a modern agricultural barn with planning permission for demolition and replacement with a terrace of three contemporary three-bedroom homes. Carefully positioned to take advantage of the outstanding countryside views, each property will benefit from generous gardens, private parking and garages, creating an appealing balance between modern living and a rural setting.

Planning permission has been granted under West Devon Borough Council references 3621/21/LBC and 3137/25/FUL, providing purchasers with the opportunity to move forward with an exciting and thoughtfully designed scheme.

The site is offered for sale as a single freehold, although it is currently held under two titles. The seller is also willing to consider alternative purchase structures, including the possibility of retaining the traditional barn conversions and agreeing a bespoke arrangement with a purchaser. Interested parties are encouraged to discuss any proposals with the selling agent.

Opportunities to acquire consented schemes of this quality and flexibility are increasingly rare. Westworthy Barns offers the chance to deliver a distinctive rural development that blends heritage, contemporary design and an exceptional countryside setting.



Please see the floorplan for room sizes.

Current Council Tax: NA – West Devon

Utilities: Unknown

Broadband within this postcode: NA

Drainage: Will be private by buyer

Heating: TBC

Construction: TBC

Listed: The historic barns (2 L-shaped) are listed, the modern barn isn't.

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.

DIRECTIONS

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