



Directions

Grid Ref SS 587/150 From the A361 North Devon link road just south of Barnstaple take the A377 south towards Crediton. Follow the road for about 10 miles passing through Umberleigh and on to Kingford where turn right up the hill through the woods. At the top turn left and follow the road towards Dolton. drive 2.5 miles and the barns are easily identified set back to the left of the road opposite a cream farmhouse.

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Call 01271 327878
or email barnstaple@phillipsland.com

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3 Barns for Conversion, nearly 2 Acres

Barns at Firs Barton, Lot 1 Ashreigney, Chulmleigh, Devon, EX18 7PW

Offers In Excess Of

£180,000

- Rural Setting
- 3 Detached Barns
- Class Q on 2 to Convert
- One being Applied for
- Good Sized Plots
- As whole or could divide



Overview

In rural countryside, near Dolton Beacon, 3 detached barns of modern construction with planning consent approved, under class Q, for conversion into 2 separate residential dwellings and set in nearly 2 acres. The barns are available individually or as a whole.

Located midway between the picturesque village of Dolton close to the River Torridge and the village of High Bickington close to the River Taw. These between them provide a fair range of local facilities, post offices, village schools, village inns and village communities with High Bickington having a golf course.

Further afield the larger towns of Winkleigh, Great Torrington and South Molton provide increased facilities with Barnstaple the administrative centre for North Devon having the most comprehensive facilities and being some 13 miles.

Approval was granted by Torridge District Council under application number for the barn conversion and a second application by the same council for a separate access to serve Barn 2.



Planning

Lot 1 - An L shaped building of some 151 m² with 3 bed accommodation on two floors and being sold with over a 1/2 acre of land on which there is currently a redundant cubicle house which could be cleared and would increase the views over fields and open countryside to the east. Approval was granted by Torridge District Council under application number 1/0220/2021/AGMB dated the 4th June 2021. Guide excess of £180,000

Lot 2 - A former concrete stanchion Atcost barn with lean to extension about 130 m square and being sold with over a half acre of land running to a small area of woodland on its southern end. Approval was granted by Torridge District Council under application number 1/0713/2021/AGMB dated 12th August 2021. Guide price excess of £160,000

Consent was Granted in 2018 for a new access to Lot 2.

Lot 3 - a modest 75 m² building, single floor and a clearspan barn in nearly a half acre of land. Class Q has expired on this barn and it will be sold with nearly an acre of land. Price to be confirmed in due course

Services

Main water and electric close by

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Barnstaple branch on
01271 327878 Out of hours
Michael Challacombe 07970 4455204

