



Nymet Mill Barn, Nymet Rowland, Crediton, EX17 6QX

Offers Over **£150,000**

Nymet Mill Barn, Nymet Rowland

Crediton

- Agricultural barn, land and stables
- Approximately 4.7 acres in total
- Field with direct gateway onto the country lane
- Barn with former Class Q planning history
- Stable block and yard area
- Private rural setting
- Potential for a variety of agricultural, equestrian or lifestyle uses
- Rare opportunity to acquire a useful block of land
- Offered for sale without planning conditions
- Priced for a straightforward sale

Opportunities such as this are becoming increasingly difficult to find.

Situated in a beautiful Mid Devon rural setting, this useful block of land extends to approximately 4.7 acres and includes an agricultural barn, stable block, yard area and grazing land, creating an appealing package for those seeking equestrian, agricultural, recreational or lifestyle use.

The land benefits from its own direct access onto the adjoining country lane via an established field gateway, providing independent access from the public highway and making the holding both practical and versatile.

The barn sits within the holding and, together with the adjoining stables and yard, offers a range of possibilities for immediate use. Whether buyers are seeking a smallholding, somewhere to keep livestock or horses, additional storage space or simply a rural retreat, the property provides a fantastic starting point.





Of particular interest is the planning history. The barn previously benefited from Class Q consent for conversion into a dwelling under Mid Devon District Council reference **17/00755/PNCOU**. Prospective purchasers should note, however, that this consent has now lapsed and there is currently no planning permission in place.

It is also important to note that the access arrangements have changed since the previous Class Q consent was granted. Rights of access over Nymet Mill and the existing access serving the barn will be removed upon sale. Future access will therefore be taken solely via the field entrance directly from the country lane, as identified on the indicative plan.

The sellers are seeking a straightforward sale and the property is being offered as it stands. It is not being marketed subject to planning permission, and buyers should satisfy themselves regarding any future planning prospects, planning applications or alternative uses.

For those looking beyond the immediate planning position, this remains a rare opportunity to acquire a substantial parcel of land together with useful buildings in a highly attractive rural location. Whether retained in its current form as agricultural or equestrian land, or explored for future opportunities, it offers considerable appeal and potential.

Please see the floorplan for room sizes.

Current Council Tax: NA

Utilities: None

Broadband within this postcode: NA

Drainage: NA

Heating: NA

Construction:

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.

Rights of Way:

The current right of way for access to the barn will cease upon sale. Access will need to be obtained over the field unless permissions granted to alter.

DIRECTIONS : EX17 6QX or the what3words is [///positions.bronzed.belonging](https://www.what3words.com/positions/bronzed.belonging) This will direct you to the gate entrance for Nymet Mill Barn.







Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.