



Barns at Aish Barton

Barns at Aish Barton, Petrockstowe, Okehampton, Devon, EX20 3QQ



Hatherleigh 3.5 Miles, Okehampton 10.5 Miles.

An exciting opportunity to purchase two Grade II listed semi detached barns with PP for conversion, set in approximately 1.2 acres.

- Online Auction - End date Wed 15th July at 4pm
- PP For Conversion Of Two Barns for Residential Permission - Grade II Listed Permission Granted
- Garden And Allocated Parking Areas
- Large Paddock (Total Site in the region of 1.2 Acres)
- Countryside Views

Auction Guide
£220,000



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 15th July 2026 at 4pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page

SITUATION

The barns are situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit, together with an excellent village hall. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton.

DESCRIPTION

A superb opportunity to purchase a pair of two bedroom semi detached barns for conversion, with the benefit of two allocated off road parking spaces, formal gardens and an area of paddock. Planning permission by Torridge Council was granted on 6th December 2024 (APP NO 1/0590/2024/FUL) for the conversion of 2 adjoining barns to 2 separate residential dwellings. Listed Building consent was also obtained on the 23rd December 2024 under (APP NO 1/0964/2024/LBC).

ACCOMMODATION

BARN 1: Once converted, will comprise of an ENTRANCE HALL: which will open to the right to an INNER HALL: which will serve TWO DOUBLE BEDROOMS, both with EN SUITE and one also boasting a DRESSING ROOM. Off the entrance hall, will be a further FAMILY BATHROOM and a large open plan KITCHEN/DINING ROOM: overlooking the courtyard, with a staircase opening to the FIRST FLOOR: Which will comprise a LIVING ROOM and SNUG AREA. With door opening to the garden. BARN 2: Once converted, will comprise of a single storey residence which in brief comprises: A PLANT/UTILITY ROOM With door opening to an open plan KITCHEN/DINING ROOM: A REAR HALL serves a CLOAKROOM and two DOUBLE BEDROOMS, both with EN SUITE SHOWER ROOMS. Lastly will be a large LIVING ROOM with French doors opening to the garden.

OUTSIDE

As per the plans, when landscaped, both barns will benefit from formal garden areas and an area of paddock. Both barns will benefit from doors opening onto their own individual gardens and the shared courtyard, offering attractive views over the paddock and from barn two over the surrounding countryside. A private shared drive and turning area will serve both properties, with allocated parking for two vehicles.

SERVICES

All services to be connected, water and electricity available nearby. Private Sewerage treatment plant and heating to be installed by purchaser. Broadband Coverage: (Neighbouring property status as currently unconverted) standard likely available upto

15 mbps. You may be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE and Airband. (Ofcom) Mobile Coverage: (Neighbouring property status as currently unconverted) All providers limited indoor and likely outdoors.

DIRECTIONS

what3words legroom.putter.annoys For Sat Nav purposes the postcode is EX20 3QQ

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.) Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

George Gilpin of Woodstock Legal Services t: 01392 304396 / m: 07487 666073 / g.gilpin@woodstocklegalservices.co.uk

COMPLETION DATE

The completion date will be 20 working day, included in the legal pack.

DEFINITION OF GUIDE AND RESERVE PRICE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



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. Purchasers 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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