STAGS

Pipers (LOT 1) , Gidcott, Holsworthy, Devon EX22 7AS

A traditional Devon farmhouse for modernisation in a rural location set within 8.20 acres

Shebbear 2 miles - Holsworthy 7 miles - Bideford 13.5 miles

• Pretty Rural Setting • 8.20 Acres • Detached Farmhouse for Improvement • Potential to Extend the Existing Accommodation • 4 Bedrooms, 2 Reception Rooms • No Onward Chain • FREEHOLD. Council Tax: Band D.

Guide Price £495,000

01237 425030 | bideford@stags.co.uk

SITUATION

Pipers is situated within the hamlet of Gidcott in a peaceful part of Devon surrounded by rolling fields and wooded coombes with the peaks of the Dartmoor National Park in the distance.

The nearest village is Shebbear (2 miles) which has a village shop, a mobile Post Office, a pub (The Devil's Stone Inn,) a Primary School and the independent Shebbear College. The market town of Holsworthy (7 miles) provides a wider range of shops and services including a Waitrose supermarket and a livestock market.

The A388 road is within easy reach and provides a link between Holsworthy and the town of Bideford which lies on the River Torridge Estuary.

DESCRIPTION

Pipers is a rural small-holding which includes a former farmhouse for improvement and modernisation set within 8.20 acres. The property is set back from the road and approached over its own entrance lane.

The detached house is not Listed and has a south-facing aspect with mostly rendered stone walls under a slate roof (material unknown). The internal accommodation current includes a living room, a dining room and a kitchen on the ground floor and on the first floor there are four bedrooms and a bathroom.

Within the same structure as the house is the former parlour and dairy and this space offers potential for conversion to extend the existing living accommodation, subject to planning consent being obtained.

Outside there are areas of lawn surrounding the house on three sides and a partly constructed farm building to the rear of the house and a further open fronted cattle building which has a steel frame and is enclosed with timber cladding.

The land comprises three grass fields which have been used for grazing during recent years.

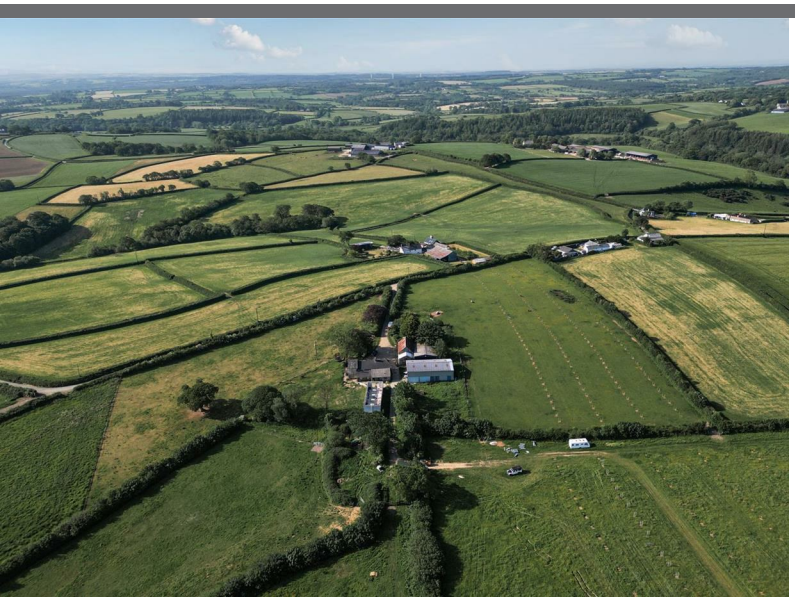
ADDITIONAL LOTS AVAILABLE

LOT 2: A steel frame building with planning consent for conversion to a residential dwelling with three bedrooms (planning ref: 1/0120/2025/AGMB).

LOT 3: A traditional barn with planning consent for conversion to a residential dwelling with three bedrooms (planning ref: 1/0732/2024/AGMB).

ENTRANCE LANE

The owner of the land to the west of Pipers has a right of access over the entrance lane to the gateway leading into the land. If Lot 1 is sold separately to Lots 2 and 3, the ownership of the entrance lane will remain with Lot 1 and Lots 2 and 3 will have a right of access over this entrance lane.



SERVICES

Mains water. Mains electricity. Private drainage (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Broadband: Standard (between 1Mbps and 8Mbps) is available (Ofcom)
Mobile Phone Coverage: Mobile coverage available inside with 3 and EE and outside with EE, O2, Three and Vodafone (Ofcom)

LOCAL AUTHORITY

Torridge District Council. Council Tax (Band: D)

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only

LOT 1 is shown edged red.
LOT 2 is shown edged pink.
LOT 3 is shown edged green.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From Stibb Cross, proceed in a south-westerly direction on the A388 towards Holsworthy. After 2.8 miles at Forestreet Cross turn left signed towards Thornbury and Shebbear. After 1.1 miles at Graton Cross, follow the road around to the left towards Thornbury and after a further 0.3 miles follow the road around to the left.

Upon reaching Gidcott Cross turn left and at the following junction follow the road to the left signed towards Shebbear. Continue for 0.2 miles and the entrance to Pipers will be found on the left.

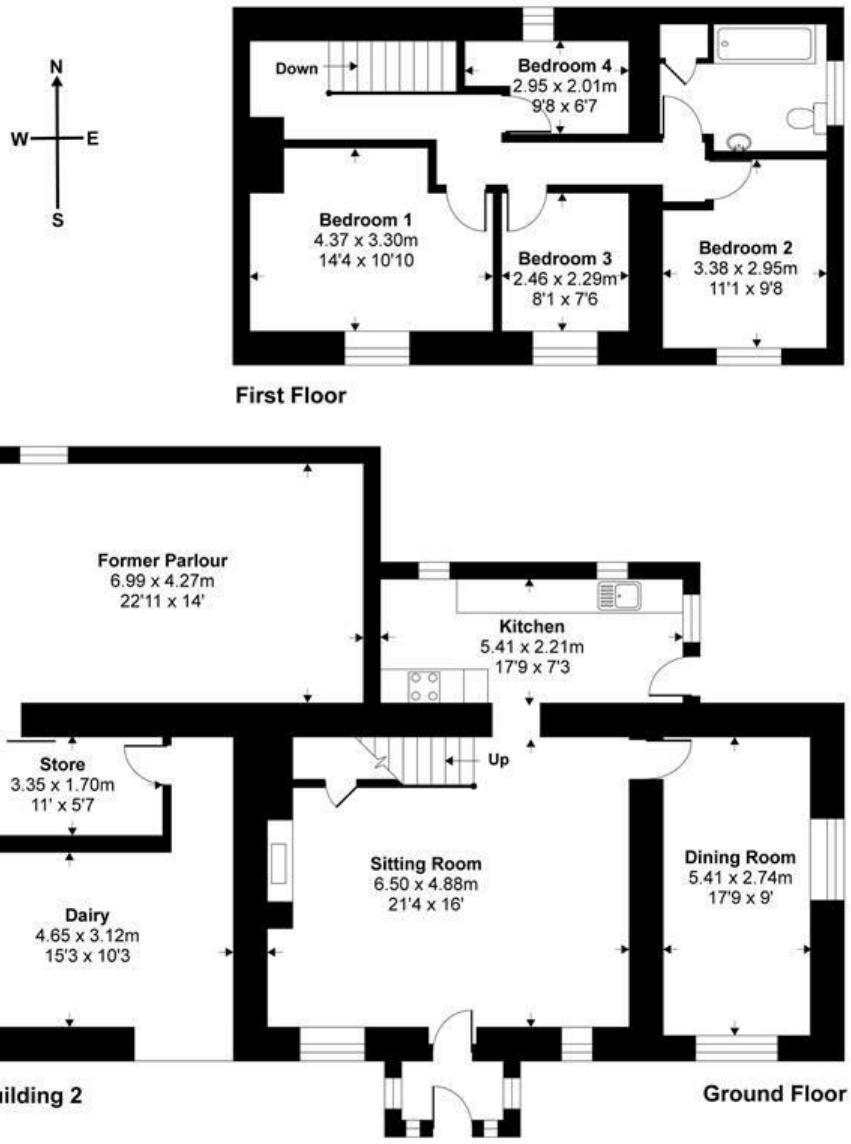
WHAT3WORDS

LOT 1: skies.glaze.pits

DISCLAIMER

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.

Approximate Area = 1353 sq ft / 125.7 sq m
Outbuilding = 619 sq ft / 57.5 sq m
Total = 1972 sq ft / 183.1 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stags. REF: 753100

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