



## 3 Barns at Nymet Barton, Nymet Rowland, Crediton, EX17 6AP

Guide Price £200,000

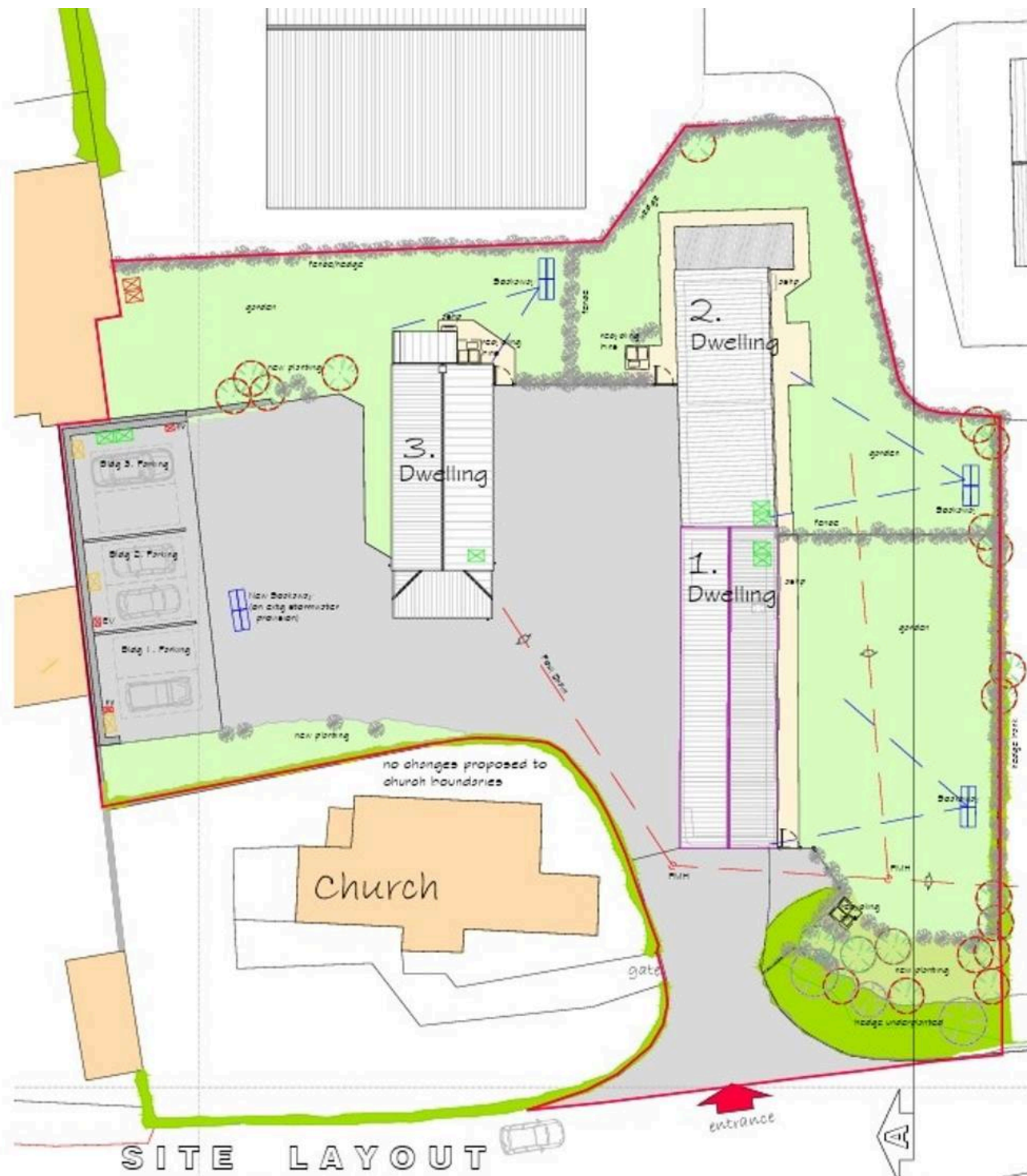


## 3 Barns at Nymet Barton, Nymet Rowland

- Traditional range of barns for conversion
- Lovely Mid Devon village setting by the church
- 3 to convert with planning – 25/01774/FULL
- Half acre plot in total
- 1 x 1 bed, 1 x 2 bed and 1 x 3 bed
- All with car ports and gardens
- Adjacent site for 5 new builds also available

Located in Mid Devon, Nymet Rowland is a hidden gem not too far from Lapford and the A377 yet away from the main road in a peaceful and somewhat traditional Devon village. Situated next to the church, this courtyard of traditional farm buildings has full planning to convert into dwellings and is ready to go.

Planning was granted by Mid Devon under reference 25/01744/FULL for the conversion of the barns to a one bed detached barn and a two and a three bed (semi-detached) barns. Each will share the courtyard access and each will have a carport providing parking and its own garden. The full planning documents can be found on the Mid Devon planning website using the above reference.







Worth noting is that the adjacent modern barns also have planning for five new build homes and this site is also for sale at the time of writing. Although adjacent, the two sites can be accessed and serviced independently but someone may wish to do all eight homes together.

#### VIEWINGS:

Strictly with the agent please as the barns are still in use for agriculture at this time.

Current Council Tax: NA

Utilities: Mains electric, water

Drainage: NA

Heating: NA

Construction: Stone/cob

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.

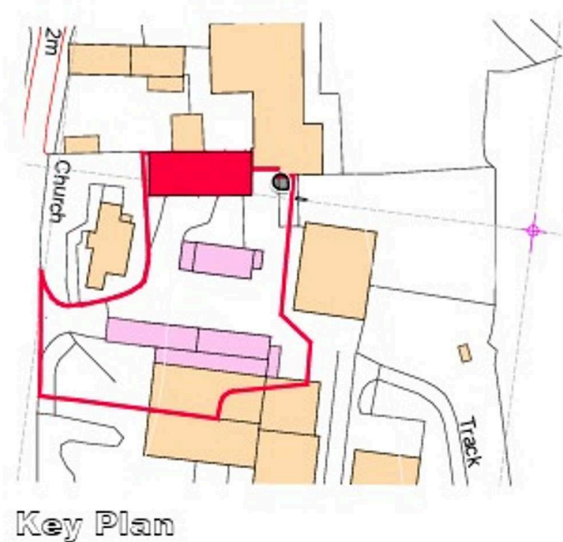
### Broadband & Mobile Coverage:

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](http://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 :** Upon entering Nymet Rowland from the A377 at Lapford Cross, follow the country lane through the village and you'll see the church on the right, the entrance to the yard is just before you reach the church on the right.







first floor



ground floor



west elevation



dwelling ONE  
east elevation

dwelling TWO



south elevation



north elevation





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.