



**Redundant Barn with PP, Smallacombe Farm, West Anstey, South Molton, Devon,
EX36 3PJ
Guide price £149,950**

A REDUNDANT RURAL BUILDING WITH UNRESTRICTED PLANNING PERMISSION FROM NORTH DEVON COUNCIL REF 71045 TO CONVERT INTO A TWO STOREY DETACHED 3 BED RESIDENTIAL DWELLING HOUSE. THE PROPERTY ENJOYS LOVELY VIEWS FROM THE FIRST FLOOR TO NEARBY EXMOOR NATIONAL PARK AND IS LOCATED IN A RURAL SETTING BETWEEN DULVERTON AND SOUTH MOLTON.



THE REDUNDANT BARN WITH RESIDENTIAL PLANNING

The barn is set back from a quiet road and has the benefit of a good sized garden shed as shown in the pictures and a lawn area to the side as shown on the attached plan. The gravelled entrance is initially shared but this may become a private entrance in time. Services and drainage are to hand and connected to the site including a provision for shared drainage into a new system. The views are wonderful from the first floor and the building sits amongst a cluster of properties with a bungalow to the West and a timber lodge to the rear.

DIRECTIONS

From South Molton the A361 East towards Tiverton and after approx 1.5 miles turn left signposted Twitchen Molland and Dulverton. Stay on this road for approx 7 miles and turn left just before the Jubilee inn. Follow the road to the next T junction where turn right and at the crest of the hill the entrance to the property will be found on the right hand side.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. PLEASE ABIDE BY THE CORONAVIRUS RESTRICTIONS WHILST THEY ARE IN PLACE.

SERVICES

Mains electricity, mains water closeby , Private septic tank drainage available.

PLANNING

Planning Permission was granted on the 20th March 2020 for the conversion of a redundant rural barn into a 3 bed two storey dwelling. There are no restrictions on occupancy.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. The land area available with the dwelling is marked in red on the attached plan.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

The property is freehold and will be offered for sale with vacant possession.

