



## **Barn with PP, Highridge Farm Kings Nympton, UMBERLEIGH, Devon, EX37 9TS**

**Guide price £215,000**

A WELL LOCATED STONE AGRICULTURAL BARN WITH PRIOR APPROVAL TO CONVERT INTO A 3 BED SINGLE STOREY 2,500 ft<sup>2</sup> DWELLING. THERE IS AN ADJACENT STORAGE BARN 45ft BY 40ft & APPROX 0.3 ACRES OF LAND ALL WITH MAINS WATER AND ELECTRICITY ON SITE. THERE ARE WONDERFUL VIEWS FROM THIS LOCATION WHICH SITS NEXT TO A QUIET COUNCIL ROAD.





#### 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.

#### THE STONE BARN

Situated on the North Eastern edge of a cluster of properties known as Highridge the barn has prior notification under class Q to change the use from Agricultural to Residential by virtue of Planning Consent 71474 from North Devon Council issued on the 14th August 2020. The change of use shows a large 2,500 ft<sup>2</sup> single storey dwelling utilising the substantial stone barn walls with 3 Bedrooms, open plan Kitchen and Dining area, Lounge Possible office and storage. The internal configuration can be changed subject to re application to the planning authority but the accommodation must sit inside the existing structure form as per Class Q.

#### OUTSIDE

The barn has includes the land between the council road and the structure both to the East and the North which could make up parking or Garden areas. There is also a dedicated yard area to the South adjacent to the Buildings for car parking and turning.

#### ADJOINING BARN

Situated adjacent to the Stone barn with prior approval this is a clear span agricultural building of similar a size to the measuring approx 45ft by 40ft which also has a separate road access to the North and would serve as a huge garage or store area with independent access.

#### ADDITIONAL LAND

Also included in the sale is approx 1/3 rd Acre of pasture below the barn as shown on the attached plan access being across the yard and down to the paddock which may also be suitable for drainage purposes the necessary rights have been reserved for this purpose.

#### LOCAL AUTHORITY

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

#### DIRECTIONS

From South Molton take the B3227 Alswear and Witheridge road South out of the town and drive for approx 2.5 Miles to Alswear. Here turn right and then left signposted Kings Nympton and proceed up the hill for just over one mile when the Barn will be seen on the left hand side marked with a Nancekivell For Sale Sign.

#### LOCAL AUTHORITY

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

#### PLANNING

Planning Permission was granted on 14th August 2020 to change the use of the Barn from Agricultural to Residential under prior approval Class Q. Full planning details can be found at <https://planning.northdevon.gov.uk/Planning/Display/71474>

#### MAPS & PLANS

Any plan provided with these details is for identification purposes only.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### SERVICES

Mains electricity, Mains water supply, proposed private septic tank drainage.

#### TENURE

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

#### THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

#### 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.

