



Crediton

NANCEKIVELL&CO



Agricultural Barn with PP & 47 Acres, Crediton, Devon, EX17 5JW

GUIDE PRICE £525,000

- Barn with Class Q PP
- Sheltered Valley
- Lovely rural setting
- Rare opportunity
- 47 Acres Pasture Land
- Exeter 12 Miles
- Extensive views from Land
- Ring fenced land



SET IN JUST OVER 47 ACRES A RURAL LOCATION APPROACHED OVER A SHARED DRIVEWAY AND OVERLOOKING ITS ADJACENT PASTURELAND THE PLANS SHOW A TWO STOREY DWELLING EXTENDING TO ABOUT 100M2 PLANNING IS BY VIRTUE OF A CLASS Q AGRICULTURAL BARN WITH PRIOR NOTIFICATION TO CHANGE THE USE INTO A DWELLING FROM MID DEVON COUNCIL DATED JANUARY 2021 REF 2001967. A RARE OPPORTUNITY TO ESTABLISH A WELL LOCATED SMALLHOLDING IN THIS ATTRACTIVE PART OF DEVON JUST 12 MILES NORTH OF EXETER.

SITUATION

Penstone is a small Hamlet in Mid Devon about 4 miles North East from Crediton and 12 Miles or so North of the City of Exeter widely recognised as one of the most attractive cities to live currently in the UK. Both the Dartmoor and Exmoor National Parks are within easy driving distance as is the attractive Taw Valley with its Tarka Railway line which runs regularly between Exmouth overlooking the English Channel, Exeter the County City and Barnstaple on the North Coast.

THE SMALLHOLDING

The barn with PP and land offer an extremely rare chance to establish a smallholding with a good sized block of pasture land ring fenced formed by a pretty sheltered valley running up to a higher level area with the most wonderful views of unspoilt rural farmland which surrounds the property in this lovely part of Devon. Off grid could be a possibility as the Barn has a south facing aspect and water could be sourced from a borehole subject to survey. Penstone is a quiet Devon Hamlet yet the City of Exeter is only 12 Miles or so to the South. The land is contained within a ring fence has stream water access is well fenced and subdivided into 6 enclosures by wire or Devon Banks.

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.

ACCESS

Access is available from Lower Combe Lane. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Exeter Take the A377 to Crediton follow the road out of Crediton and turn left to Coleford where follow the signs to Penstone. Upon entering the village under the Railway Bridge drive up the unmarked lane known as 'lower combe lane' passing residential property on the left and right and the entrance to the land will be found on the right hand side through a pair of galvanised gates.

**PLANNING**

Planning permission has been granted by Mid Devon Council for the Prior notification for the change of use of agricultural building to a dwelling by virtue of Approval consent 20/01967 dated 25th Jan 2021.

LOCAL AUTHORITY

Mid Devon Council Phoenix House, Phoenix Ln, Tiverton EX16 6PP 01884 255255

SERVICES

Mains electricity and Mains water are closeby Sewage treatment plant proposed drainage.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

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.

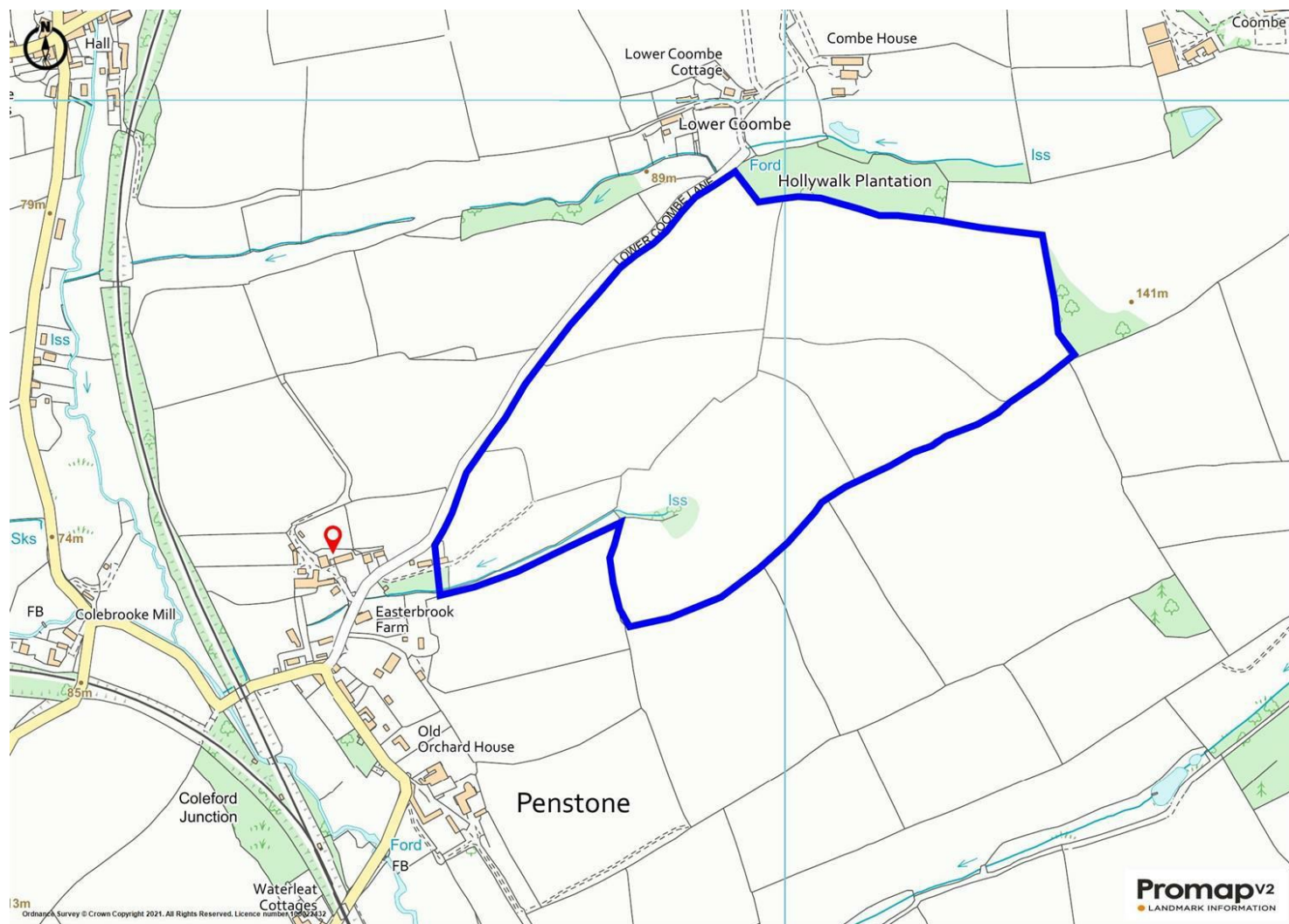
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