



**Barn with PP Penstone, Colebrooke, Crediton, Devon, EX17 5JW**

**Guide price £160,000**

AN OPPORTUNITY TO CONVERT A SINGLE STOREY OLD SHIPPON INTO A 3 BED DETACHED DWELLING SET AT THE END OF A SHORT SHARED DRIVEWAY ON THE EDGE OF THE RURAL MID DEVON VILLAGE OF PENSTONE WHICH IS ONLY 10 MILES NORTH OF EXETER ALL SET IN APPROX HALF AN ACRE.





**PLANNING**

Planning permission has been granted by Mid Devon Council for the conversion of an agricultural building to a dwelling by virtue of Approval consent 20/01969 dated 20th Jan 2021.

**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.

**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.

**ACCESS**

Access is available from the adjacent lane into the site up a short hardened driveway.. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

**DILAPIDATED BUILDINGS**

The buildings are dilapidated and all viewers inspect the property at their own risk.

**FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**LOCAL AUTHORITY**

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

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only. The property is edged blue on the attached plan and the yellow shows the right of way serving the adjacent property & land.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**SERVICES**

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

**TENURE**

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

**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.

**ADDITIONAL PASTURE LAND**

There is an adjacent block of pasture land extending up to about 47.5 acres that can be available in part or as a whole by separate negotiation.

