



Crediton

NANCEKIVELL&CO



Two Barns with PP & 47.5 Ac, Penstone, Crediton, Devon, EX17 5JW

GUIDE PRICE £675,000

- 2 barns with PP
- 12 Miles North of Exeter
- 47.5 Acres pasture
- Unspoilt rural surroundings
- Quiet sheltered valley
- Far reaching Views
- Stream water
- Crediton 5 Miles



SET IN JUST OVER 47 ACRES TWO BARNs WITH OUTLINE PLANNING PERMISSION TO CONVERT INTO RESIDENTIAL DWELLING HOUSES SET IN A RURAL UNSPOILT VALLEY OVERLOOKING ITS OWN ADJACENT PASTURE LAND. THIS IS A RARE OPPORTUNITY TO ESTABLISH A WELL LOCATED SMALLHOLDING WITH TWO DWELLINGS 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 barns 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 Barns have 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.

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

TENURE

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

METHOD OF SALE

The property will be offered for sale by private treaty.

IMPORTANT NOTICE

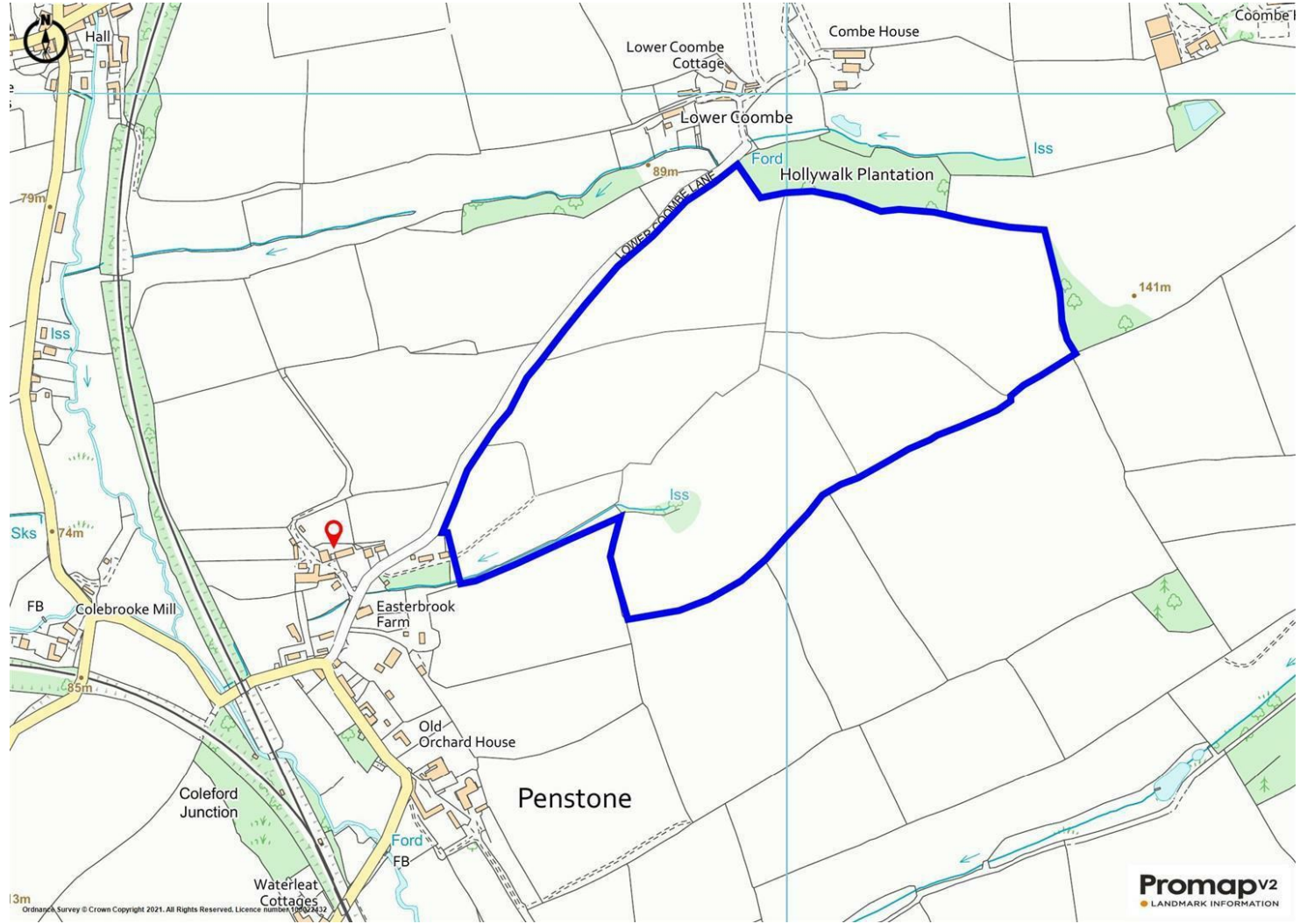
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