



Aycroft Barn, Green Lane, Beaford, Winkleigh, Devon, EX19 8AB

Guide price £285,000

SITUATED SOUTH OF BEAFORD SURROUNDED BY GLORIOUS ROLLING DEVON COUNTRYSIDE THIS IS A LARGE 295 M2 AGRICULTURAL BUILDING WITH PLANNING CONSENT FOR A CHANGE OF USE TO RESIDENTIAL. THE BARN SITS IN A SHELTERED SPOT WITH SOUTHERLY VIEWS AND COMES WITH THE OPTION OF A FURTHER LAND BY SEPARATE NEGOTIATION.



DESCRIPTION

Situated in a sheltered location just South of Beaford this is a wonderful opportunity to create a stunning large barn conversion set in glorious Devon countryside yet within walking distance of Beaford village. The property has the option to purchase a further 1 acre or so of agricultural land by separate negotiation.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. 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.

METHOD OF SALE

The property will be offered for sale by informal tender.

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>

TENURE

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

MAPS & PLANS

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

ADDITIONAL LAND BY SEPERATE NEGOTIATON

There is more land up to 3 acres which can be purchased immediately adjacent.

SERVICES

Mains water can be connected from Biddamoor lane/A3124 cost to be confirmed. A borehole and treatment plant can be installed at a cost of circa 10k plus Vat. Mains elec is on a pole adjacent to the site.

BUYERS CONTRIBUTION TO FEES

The purchaser to pay £2,000 plus vat towards the vendors selling costs.

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.

