



Barn A, Higher Cheldon Cross, Chulmleigh, Devon, EX18 7EB

Guide price £250,000

A SUPERBLY SITUATED AGRICULTURAL BARN WITH CLASS Q PLANNING CONSENT TO CONVERT INTO A 240 m² DWELLING WITH CAR PARKING, TURNING AND PADDOCK THE WHOLE SET IN APPROX 0.6 ACRE WITH LOVELY SOUTHERLY VIEWS ACROSS FARMLAND WITH DARTMOOR IN THE DISTANCE. MAINS WATER AND MAINS ELEC WILL BE CONNECTED TO THE SITE.



SITUATION

This agricultural building with a change of use to res is situated midway between Exmoor and Dartmoor to the South of South Molton and East of Chulmleigh with Exeter being about 21 miles to the South.

PLANNING

North Devon Council planning permission ref 76633

DIRECTIONS

w3w///cubic.clots.neat

METHOD OF SALE

The property will be offered for sale by private treaty.

MAPS & PLANS

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

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.

Construction Notes
 Roof - Grey profiled metal roofing sheets
 Walls - Green profiled metal sheeting and painted render
 Windows - Grey aluminium
 Doors - Grey aluminium

