



Barn & 1 Acre, Kentisbury, Barnstaple, Devon, EX31 4NL

Guide price £200,000

A RARE OPPORTUNITY TO PURCHASE A TRADITIONAL AGRICULTURAL BARN WITH PLANNING PERMISSION REF 76364 TO CONVERT INTO A 1 BED SINGLE STORY DWELLING SET JUST OUTSIDE THE EXMOOR NATIONAL PARK ALONG WITH NEARLY 1 ACRE OF ADJACENT LAND 1 MILE WEST OF BLACKMOOR GATE IN NORTH DEVON.



DIRECTIONS

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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.

DESCRIPTION

This is a rare opportunity to purchase a rural barn set in a wonderful south facing elevated position with lovely westerly views across undulating farmland. The property sits with easy access on to the A39, Mains water and electricity are close by and there is approx One acre of land included in the sale which wraps around the property. The property would create a compact dwelling in a lovely rural Location just outside the Exmoor National Park.

THE LAND

There is approx one acre of immediately adjacent land including the road access available with the barn wrapping around the property.

TENURE

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

PLANNING

The barn has planning permission from North Devon Council
<https://planning.northdevon.gov.uk/Planning/Display/>
 to convert into a one bed detached single story residential dwelling.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711

METHOD OF SALE

The property will be offered for sale by private treaty.

MAPS & PLANS

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

IMPORTANT NOTICE

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