

HOUSE, BARN WITH PLANNING & PADDOCK LOWER TOWN, HALBERTON, EX16 7AU



- Detached 4 bedroomed house
- Barn with commenced planning permission for a dwelling
- Paddock to rear & side (circa 0.49ha / 1.21 acres in total)
- Offers in the region of £550,000



THE PROPERTY – EX16 7AU

This is a fantastic opportunity to acquire a habitable four bedroomed detached house together with an adjoining courtyard of barns which benefit from lawfully commenced planning permission (ref.20/01915/FULL) for conversion to a new dwelling, together with a paddock, all within this fabulous rural setting. The property is located down a surfaced lane in the Lower Town area of Halberton to the south of the village, accessed off the road to Ash Thomas.

The approved plans for the conversion of the barns are to create a new detached single storey dwelling with a gross floor area of approx. 127.2 sqm (1,369 sqft). With ancillary out-buildings of circa 45.7 sqm (492 sqft).

The existing house is a well-proportioned 4 bedroomed, 2-storey property, which although habitable, most interested parties may wish to modernise it and make it their own home. The property has a paddock to the rear and wraps around the north and east of the barn and courtyard, and in total the property extends to approximately 0.49 hectares (1.21 acres).

SITUATION

The village of Halberton is located just 3 miles to the east of Tiverton on the road to Sampford Peverell (c. 2 miles) where there are good access links to the M5 at J27, the A361 road to North Devon and main-line railway station at Tiverton Parkway. The village also provides quick links to Exeter to the south (c. 15 miles to M5 J29) and Taunton to the northeast (c.19 miles to M5 J25).

The village has a strong farming community and is divided into two parts, Higher and Lower Town, separated by the mill stream and pond. The Great Western railway once had a branch line running through Halberton to Tiverton, but this has now gone. However, the Grand Western Canal still runs through the village and this is now a country park. It is 11 miles long running from Tiverton to Loudwells. The village benefits from a church, village hall, primary school, pub, farm shop & cafe, recreation ground. There is also the Tiverton Golf Club nearby and the renowned Blundells and Uffculme schools.

SERVICES

We are informed that the existing property has a private foul drainage system (cess pit) within the courtyard of the barns. As part of the proposed development of the barn, this cess pit will need to be removed and new treatment plant(s) be installed for the house and barn to current Regulations. The existing house also has mains water, electricity and BT connections. Airband is also available on the telegraph poles nearby. All interested parties should make and rely upon their own enquiries of the relevant services providers.

METHOD OF SALE

Offers in the region of £550,000 are invited for this freehold property.

PLANNING

Mid Devon District Council granted full detailed planning permission (Ref.20/01915/FULL) for conversion of redundant barns to a dwelling at Doddesweek Farm, Lower Town, Halberton, Tiverton, EX16 7AU on 8th January 2021. Pre-commencement planning conditions were discharged in November 2023 and a Lawful commencement of the planning was also made (Ref. 23/01292/IN) and inspected.

There is a planning and technical information pack available upon request from the agents.

VIEWING – ([What3words = consults.reflect.handicaps](#))

Please contact Philip Taverner at KLP to arrange an accompanied viewing.

CONTACT: Philip Taverner **REF:** 794/PT/R3



Newcourt Barton, Clyst Road
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Email: philip@klp.land
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Existing House Floor Plans (not to scale) & EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Ground Floor
Approx Floor Area: 67.8 m² ... 730 ft²



First Floor
Approx Floor Area: 61.7 m² ... 664 ft²



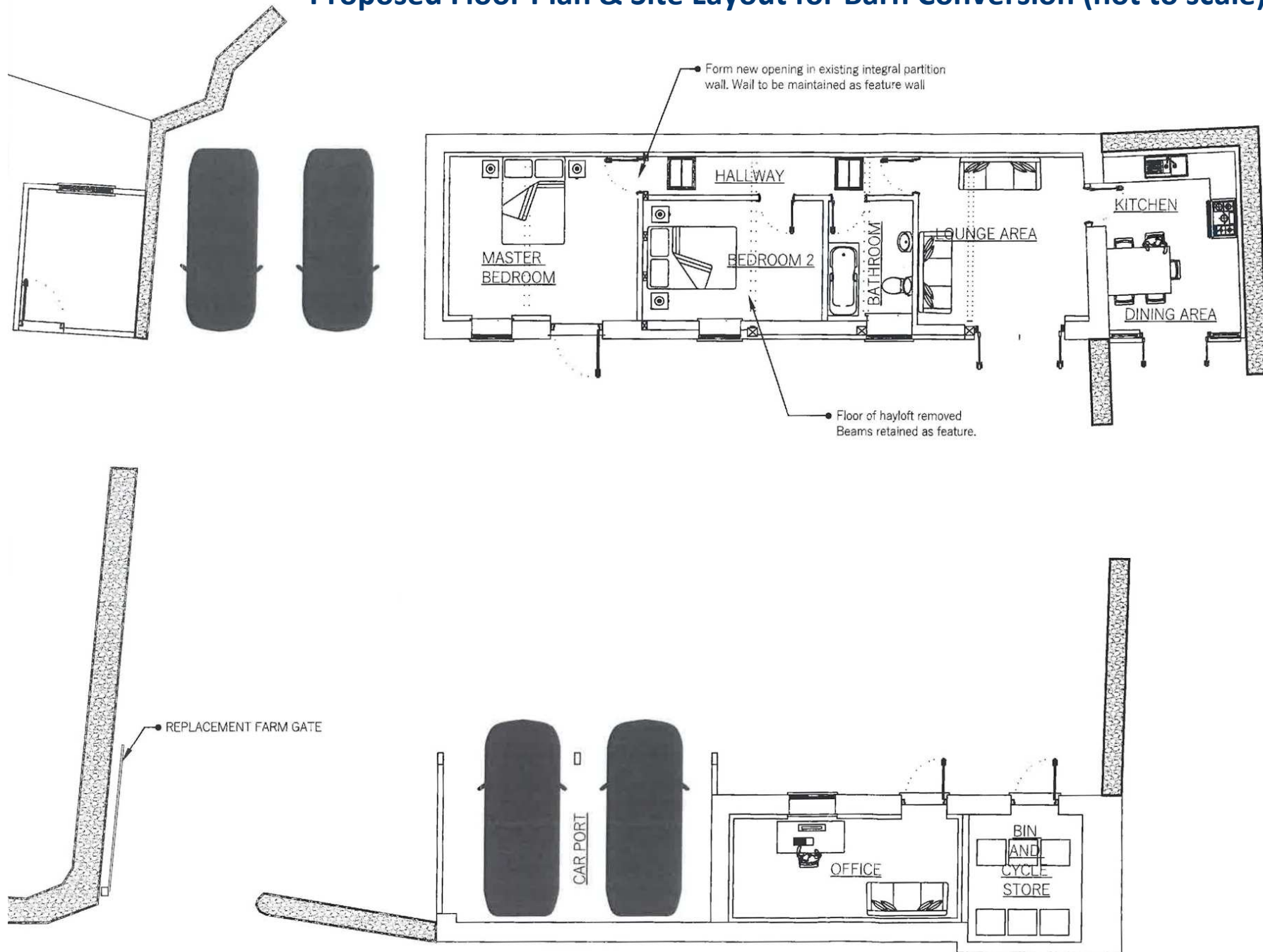
OS Location (not to scale)



GROUND FLOOR AREA = 127.2 SQM

PROPOSED GROUND FLOOR PLAN

Proposed Floor Plan & Site Layout for Barn Conversion (not to scale)





View of the barn courtyard from the paddock looking south west



View of the rear of the house and garden looking east



View of the paddock from the eastern boundary



View of the rear of the property from the paddock looking south



Various internal photos of the house

Top row: Bedroom 1, Bedroom 2, Bathroom

Middle Row: Reception 1, Kitchen, Reception 2

Bottom Row: Pantry / Utility, Bedroom 3