





West Greylake Barns & 2.5 Acres, Yarnscombe, Barnstaple, EX31 3NF

GUIDE PRICE £375,000

A SECLUDED SITE AT THE END OF ITS OWN DRIVEWAY WITH PLANNING PERMISSION FOR TWO DWELLINGS 457 M2 AND 71 M2 WITH MAINS WATER CONNECTED AND MAINS ELECTRICITY CLOSE BY WITH 2.5 ACRES OF SURROUNDING LAND ALL MAKING UP A LOVELY SECLUDED LOCATION YET WITHIN EASY DRIVING DISTANCE OF TORRINGTON.

- PLANNING FOR TWO DWELLINGS 457 M2 AND 71 M2
- PERFECT FOR DUAL FAMILY OCCUPATION
- SECLUDED LOCATION AT THE END OF A PRIVATE TRACK
- NO NEIGHBOURS AND SURROUNDED BY YOUR OWN LAND
- MAINS WATER CONNECTED MAINS ELECTRICITY CLOSEBY
- TORRINGTON AND YARNSCOMBE CLOSEBY
- 2.5 ACRES OF SHELTERED PASTURE AND DECIDUOUS WOODLAND
- SET ADJACENT TO WOODLAND AND FARMLAND



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.

THE PROJECT

This exciting new project offers the opportunity for dual family occupation with consent for two detached dwellings or perhaps the chance to convert one of the barns to create a modern rural dwelling with land and outbuilding then look at converting the other over time subject to the class Q regulations.

DIRECTIONS

W3W///legwork.accompany.wizards

SITUATION

The barns are situated side by side at the end of private driveway with no neighbours adjacent to woodland and agricultural pasture. The attractive town of Torrington is 4.5 miles to the West, Umberleigh is 3.7 miles with its train station whilst Barnstaple is 6.5 Miles. North Devon coast as well as Exmoor are within easy driving distance.

THE AGRICULTURAL BARNES

There are two separate barns. The larger barn measures 23m x18.4m, is steel portal frame with timber cladding and corrugated asbestos sheet roof covering. The smaller barn measures 14.8m x5.7m is timber post and frame with corrugated steel wall and roof cladding. Both with planning to convert to residential use.

THE LAND AND WOODLAND

Extending to around 2.5 Acres completely surrounding the two barns the land is made up of a sheltered paddock area with mature oak trees with the balance to the East being made up of mature mixed woodland offering a peaceful and attractive area all being served by hardened tracks.

PLANNING

Planning permission has been granted by TDC ref 1/0449/2024/AGMB on the 8th July 2024 for the conversion of the Agricultural barn to a residential dwelling. Application ref 1/0450/2024/AGMB was also approved on the same date for the conversion of the second smaller barn for the same change of use.

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.

LOCAL AUTHORITY

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

SERVICES

Separate mains water supply. Previous electricity supply is now disconnected. New electricity supply achievable from pole along driveway, 50m to the west. The site has no foul drainage. A mini treatment plant will be needed in accordance with EA and building regulations. There is plenty of land to position these.

RIGHTS OF WAY

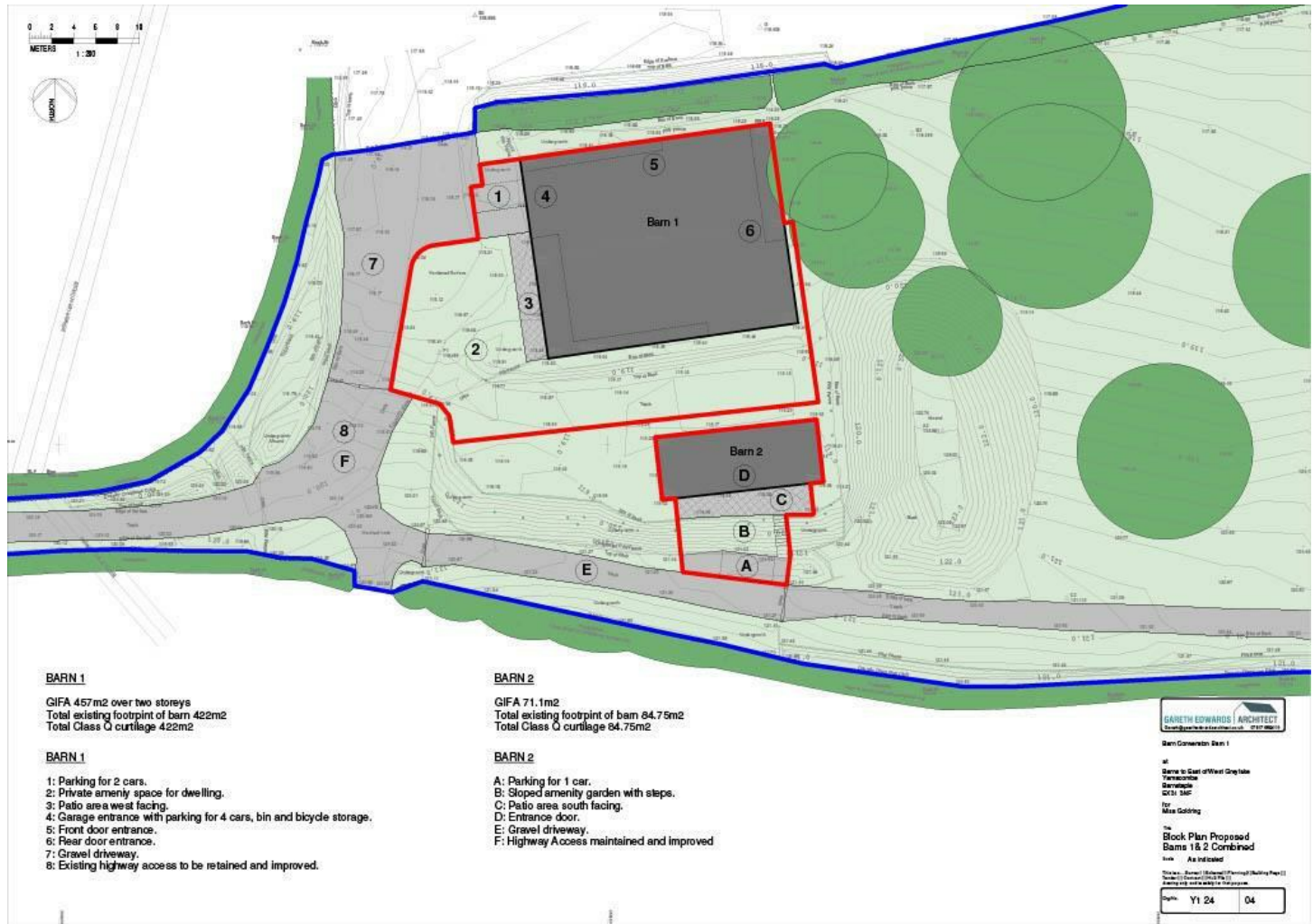
From the B3227 to the south a shared private lane leads to West Greylake serving a small number of other properties. From the end of this lane the 100m long private track provides access to the secluded West Greylake Barns. There is a right of way along the private track serving part of the neighbouring woodland plantation.

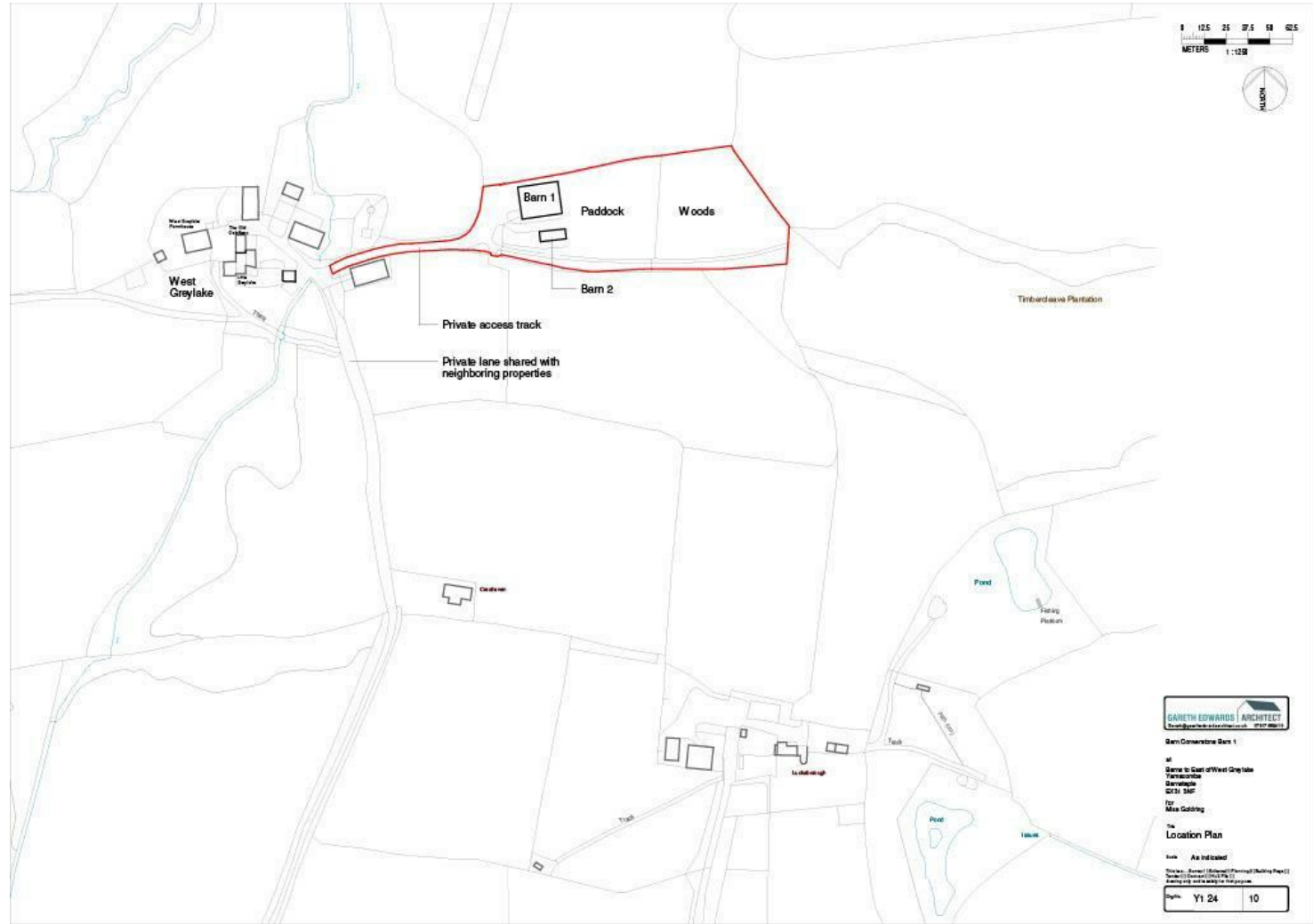
IMPORTANT NOTICE

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.







These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.