



Barn for Conversion

| Higher Arthur's Hayne | Bampton | Devon | EX16 9FA



A rare opportunity to build the house of your dreams, this detached traditional stone barn on the edge of Bampton has full planning permission and lies in an idyllic rural position with panoramic views over the surrounding Mid Devon countryside, six miles north of Tiverton.

FOR SALE BY INFORMAL TENDER,
CLOSING DATE Friday 26th July 2019 at 12 noon.

Traditional stone barn

Full planning permission

Proposed plans for stunning 2/3 bedroom home

Beautiful, rural setting with no near neighbours

Panoramic views

Option to purchase further land

Mains water and electricity on site

Convenient location, close to Bampton

Easy access to J.27 M5 & Tiverton Parkway
Station

Offers in excess of £250,000





Situation

Higher Arthur's Hayne is superbly situated within the stunning Mid Devon countryside on the edge of Bampton, a pretty village offering a good range of amenities including shops, pubs, primary school and doctors surgery. The North Devon link road at Tiverton is approximately 6 miles to the south giving easy access to the M5 at junction 27 and the main line railway station at Tiverton Parkway providing a direct line to London Paddington. Both Exeter and Bristol airports are easily accessible. The whole area is renowned for its outstanding natural beauty with the Exmoor National Park just a few miles to the north with its beautiful deep wooded valleys and heather moors ideal for a wide range of country pursuits.

The Barn

A detached traditional stone farm building with adjoining lincay set within approximately 0.22 acres. The barns and grounds are surrounded by farmland.

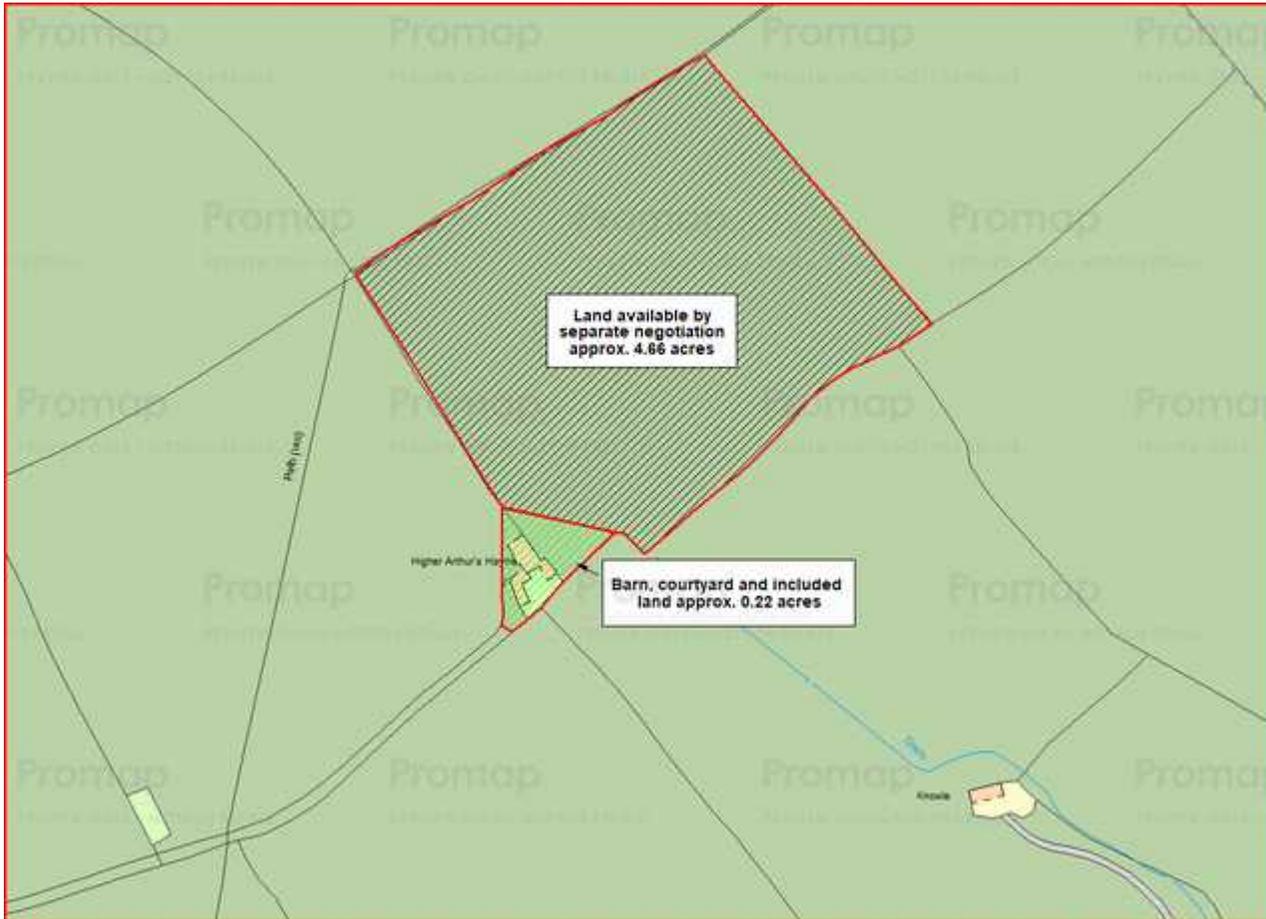
Access

The property is accessed from the Morebath Road (B3190) over a farm track with a right of way to the barn. The vendor will retain ownership of the track with shared maintenance.

Planning Permission

This non-listed barn has been granted full planning permission for a two/ three bedroom house designed in a contemporary style to make the most of the rural views. The plans allow for an open plan kitchen/ diner/ living area with separate utility and cloakroom on the ground floor. Lower ground floor level with a glass-fronted atrium, single storey sun room and a separate occasional bedroom/ office with en-suite shower room. A pergola walkway links the office/ occasional bedroom and the sun room. The first floor comprising a master bedroom en-suite with a Juliet balcony, a further double bedroom and a separate bathroom. The property will be of a natural stone construction under a natural slate roof. With ample parking and courtyard garden.





Acreage approximate. For identification purposes only

Full planning permission has been granted with ground works started. Further information regarding the planning consent can be accessed from the MDDC website. (App. No. 17/00561/FULL - Mid Devon District Council) and from the Seddons offices at Bampton.

Land

Barn, courtyard garden and included land, approximately 0.22 acres.

Option - Further land available by separate negotiation up to approximately 4.6 acres.

Directions

From the centre of Bampton take the B3227 in the Taunton direction turning left at the top of Castle Street, on the village outskirts signed to Morebath and Watchet. Proceed along the road for approximately one third of a mile and the entrance to the barn will be found on the right hand side of the road through a five bar gate.

Utilities

Mains water and electricity are on site, but not connected.

Viewing

By appointment only with the selling agent.

Bampton

01398 332006

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Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.