



STAGS

Tallet Barn



Tallet Barn

Heathfield, Thorverton, Exeter, EX5 5JP

Exeter 5 miles Thorverton 1.5 miles

- Detached traditional barn
- DPP for conversion
- 2/3 Bedrooms, 1/2 Receptions
- South facing
- Garden and arboretum
- Level field
- 5 Acres

Guide price £300,000

SITUATION

Heathfield Farm is situated in a delightful, peaceful, unspoilt part of Devon, close to the Exe Valley and only 3.5 miles from the edge of the university and cathedral city of Exeter. At Heathfield there are three properties, a thatched farmhouse, a house created from a barn some years ago and this property lies on the northern side of the farmstead. It is set well back from the quiet lane. It is midway between two sought after villages being Thorverton (1.5 miles) which has a primary school, church, community hall, village shop, post office, farm shop, two pubs, football and cricket clubs whilst Brampford Speke (1.8 miles) has a pub, primary school and church. Exeter has a wealth of facilities befitting its importance as well as railway stations on the Paddington and Waterloo lines.

DESCRIPTION

The detached building, as its name suggests, is a Tallet Barn being open fronted where historically cattle were kept on the ground floor with a loft over for hay.

The south facing barn has an approved imaginative scheme prepared for reverse level living to take full advantage of the attractive views from the first floor. The scheme indicates on the ground floor, hall with spiral



For sale by Informal Tender on Thurs 25th May. A detached barn for conversion with level field and arboretum, overall 5 acres





staircase, day room, bedroom and bathroom. On the first floor will be a wonderful open plan dining / evening room, galley kitchen, plus bedroom and bathroom. A revised scheme could be agreed with the council.

The property owns its own long drive off the road, partly bordered by an arboretum with a wide variety trees. This driveway also serving the other barn conversion at the farm (they contribute 50% of the maintenance).

There is a concrete parking area at the front, a former farm building on the west side and then existing gardens on the east and north sides. Adjoining is an excellent mainly level, high quality pasture paddock suitable for cropping and grazing.

Overall the property amounts to 4.96 acres.

PLANNING PERMISSION

Planning consent was granted by Mid Devon District Council on 21st April 2016 under Ref: 16/00169/FULL. A copy is available from the agents or direct from the MDDC website middevon.gov.uk.

METHOD OF SALE

For sale by Informal Tender on Thurs 25th May. Tenders to be submitted by 12 noon. Please call us for a Tender Form.

SERVICES

The barn has its own mains electricity supply. There is already a borehole to serve the property with two taps and a field trough (it also serves a field further to the south). The borehole pumps up to a reservoir at the top of the field and gravity feeds back. The purchaser will be responsible for installing their own private drainage system.

DIRECTIONS

From Cowley Bridge proceed on the A377 towards Crediton. Within half a mile turn right signposted Upton Pyne and Brampford Speke and continue through Upton Pyne. Within a quarter of a mile, at Pye Corner, keep straight on signposted Thorverton and go straight over at the crossroads. At No Man Chapel Cross keep left and the entrance drive is 300 yards on the right.



These particulars are a guide only and should not be relied upon for any purpose.

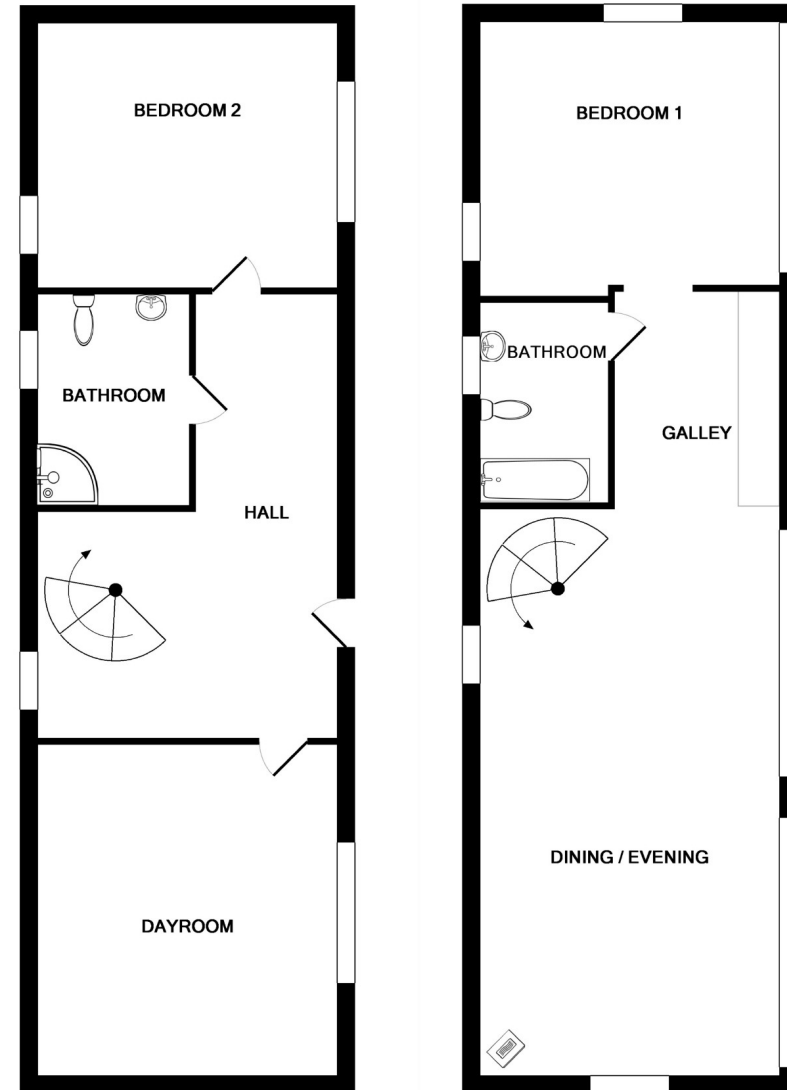


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GROUND FLOOR

1ST FLOOR

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