



Barn at Springfield

Barn at Springfield, Sidbury, Sidmouth, Devon, EX10 0QJ

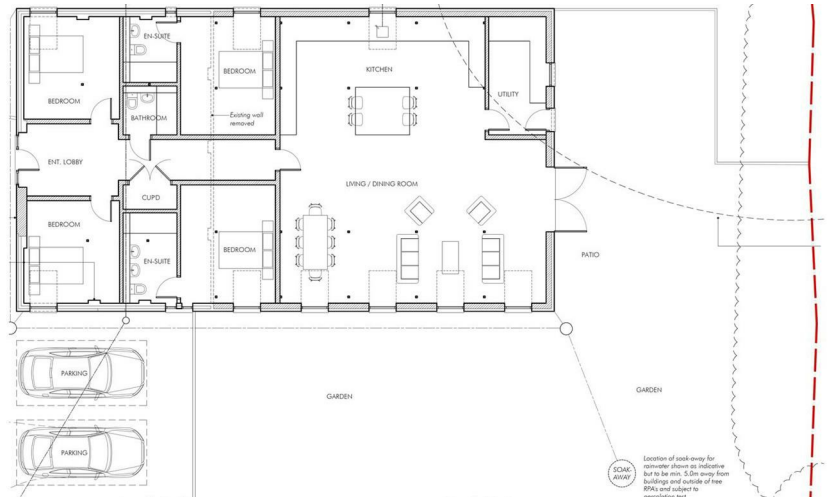


///able.grinning.comply 0.2 miles from A375 (Bus Route).

Unique development in the Sid Valley with stables and just under 2 acres

- Planning to convert
- 2,100 sqft 197 sqm Barn
- 4 bedroom 3 bath
- In all 1.92 acres (0.77 ha).
- Services connected
- Caravan Club Site
- Quiet position
- Stable yard
- Freehold
- Council tax band TBC

Offers In Excess Of
£350,000



SITUATION

This unique barn for conversion is set in a glorious location in the heart of the Sid Valley within the East Devon National Landscape just a few miles north of Sidmouth.

Sidbury, to the south, provides a newsagent, butchers, primary school, pub, village church, village hall and garage and a regular bus service which goes from Sidmouth to Honiton passing close to the barn.

The Regency town of Sidmouth, is positioned along the Jurassic Coast. It is a well-known beauty spot and provides a number of attractive cliff walks. The town has an extensive range of shops, restaurants, Waitrose supermarket, leisure facilities, numerous clubs and primary and secondary schools.

To the north, the market town of Honiton provides further local amenities including a hospital and railway station with mainline rail links to London.

Although situated in a peaceful location, the property itself is well located for road communications, with the A375 providing access to the A30 at Honiton 5.8 miles away. This connects to Exeter and the M5 to the west, and the A303 linking to other parts of southern England.

DESCRIPTION

This substantial single storey barn extends to about 197 sqm about 2,100 sqft, with consent to convert into a detached home. The approved plans suggested 4 double bedrooms, 2 with en suites, a family bathroom, large entrance hall, utility and an impressive size open plan kitchen/living space.

There is a concrete base with half concrete

block walls clad externally with timber. The timber frame roof structure has a likely corrugated asbestos roof, which has consent to be replaced with a raised seam metal roof sheets. Windows and French doors are proposed to be Aluminum with a timber pedestrian door, the cladding is proposed to be replaced with new timber.

PLANNING CONSENT

Planning consent was granted to convert this agricultural building into substantial single storey barn conversion, subject to conditions. Planning ref 26/0144/FUL dated 20th April 2026.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We have been informed that CIL is not payable on this site.

SECTION 111

The application was within the Pebblebed Heaths Special Protection Area and therefore there is a requirement to pay a Habitat Mitigation Contribution of £196.81

CAMPING & CARAVAN SITE

This certificated site has been running for several years by the current owners, allowing 5 motorhomes or caravans and 10 tents at any given time. There are electric hook ups and near level pitches sheltered under the trees.

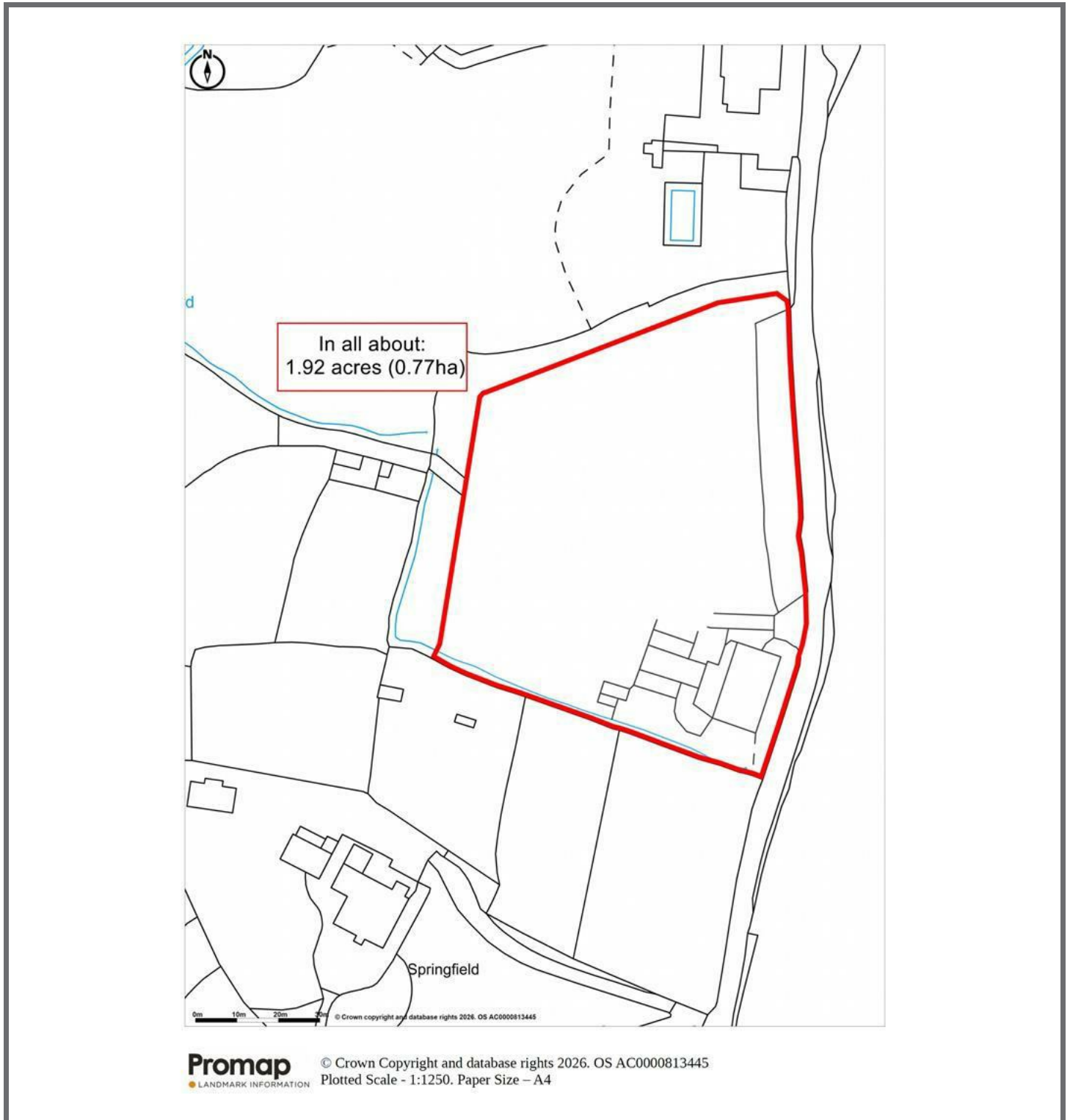
STABLE YARD

Set around a small concrete yard are 4 timber stables and a hay barn.

SERVICES

Existing mains water and electric connected. Septic tank onsite, however it is envisaged that a purchaser will install a new package treatment works. Broadband nearby up to 22 Mbps, Starlink recommended, mobile good outdoor (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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