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01404 45885 | honiton@stags.co.uk

The Tallett, Clyst Hydon
Cullompton, EX15 2NH

Traditional courtyard of barns with consent for a 2,195 sq ft 4 bedroom home in approximately 0.6 Acre.

Clyst Hydon 1.7 Miles Talaton 1.6 Miles Exeter 10 miles

• Traditional Buildings • Consent for 4 Bedroom House • Ref 16/0894/PDQ (8.6.2016) • 167 Sq Concrete Farm Building • Appox. area 0.6 Acre • Mobile Home •

Guide price £200,000

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SITUATION

The property is situated on the eastern side of Clyst Hydon village in the small hamlet of Aunk, with good road links to Honiton to the south east, Exeter to the south west and Cullompton to the north.

Clyst Hydon has a highly regarded primary school, a village hall, an outdoor swimming pool and the award-winning Five Bells public house. The market town of Cullompton is only 6 miles away and provides a range of shopping facilities, two primary schools, a secondary school, leisure centre and a junction with the M5. The nearby town of Honiton provides a good range of day to day facilities, secondary school, supermarkets and main line rail station which links to London Waterloo.

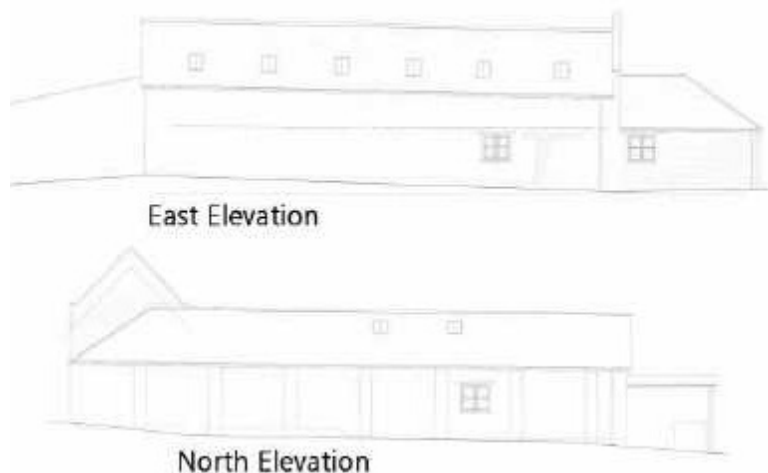
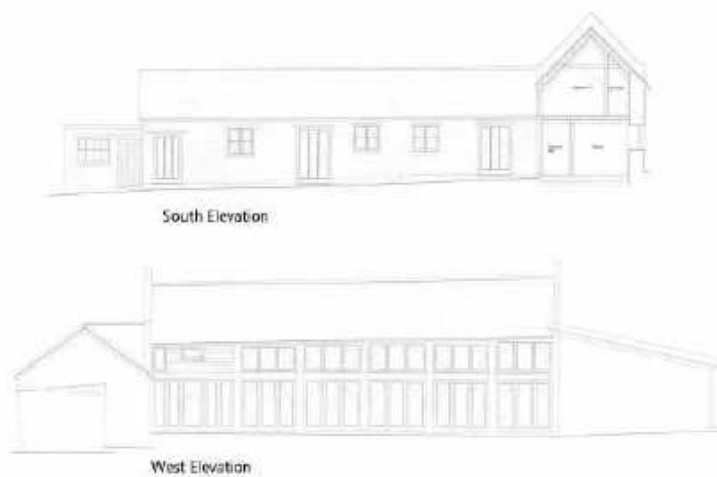
The Cathedral city of Exeter is 10 miles away and offers a superb range of

shopping and leisure facilities. Exeter also has a main line railway station with services to London Paddington, and an international airport.

DESCRIPTION

A horse-shoe shaped range of traditional style farm buildings comprising a brick single storey former piggery adjoined to a two-storey cob, brick and timber former linhay. These are set under a clay tiled and asbestos sheet roof respectively. The remaining part of the horse-shoe are two buildings extending to 62 sq m (667 sq ft) of rendered elevations under a mono-pitch roof, forming a sheltered sunny courtyard within.

The plans illustrate the potential for the barn to be converted into a approx 203 sq m (2,195 sq ft) 4 bedroom home, subject to a building regulation approval. The substantial structure can be sympathetically



converted glazing the existing openings allowing plenty of light into this historic barn to form an inspiring modern home.

The area comprises approximately 0.6 acres with the immediate area within the courtyard designated as domestic curtilage.

FARM BUILDING

An Atcost concrete frame farm building with concrete floor and part block walling provides approx 167 sqm (1790 sqft) of useful covered storage.

CONSENT

Prior approval was granted on the 8th June 2016 under reference 16/0894/PDQ, the barn needs to be completed within 3 years of this date. There is no Community Infrastructure Level (CIL) payable with the current consent.

MOBILE HOME & POULTRY

At the rear of the property is a mobile

home and two redundant poultry buildings. The demolition of the poultry buildings is required as a condition on the consent. The mobile home was given consent on the 30th March 1992 for an agricultural worker Ref 91/P1575.

SERVICES

Mains water and electric connected. Private drainage system to be installed.

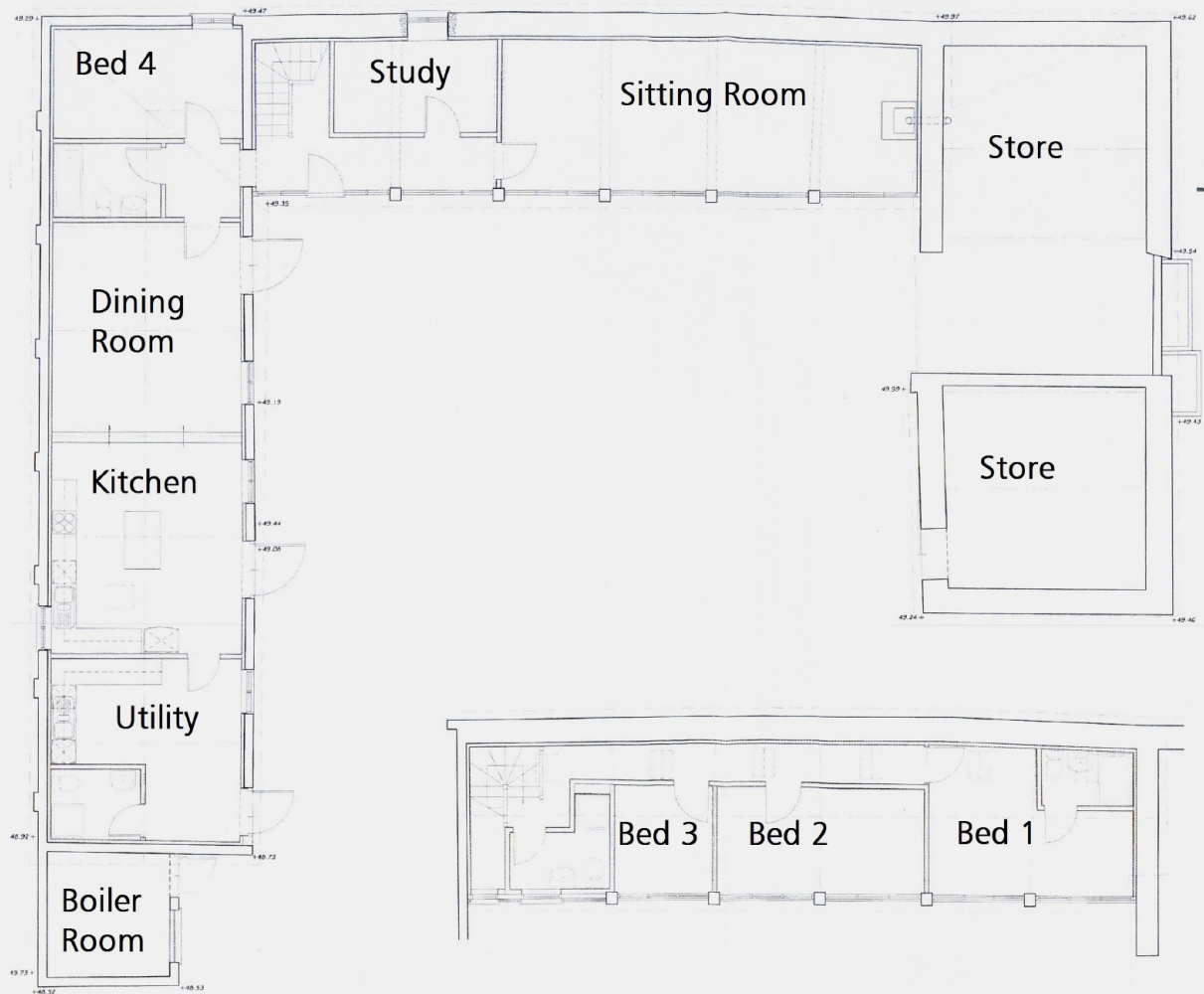
VIEWINGS

Strictly by appointment only. Farms and farm buildings are dangerous places so utmost care should be taken.

DIRECTIONS

From the old A30 at Fairmile, turn right signposted Talaton. Proceed through the village of Talaton towards Clyst Hydon and in 1.5 miles turn left at Aunk Cross sign posted to Clyst St Lawrence. After 200 yards the property is located on the left.





Bank House, 66 High Street, Honiton, Devon, EX14 1PS

Tel: 01404 45885

Email: honiton@stags.co.uk