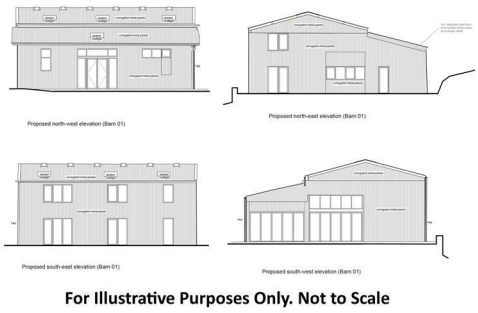


Barns at Lower Curscombe

Barns at Lower Curscombe, Feniton, Honiton, EX14 3EU





For Illustrative Purposes Only. Not to Scale

///reclaim.rang.sometimes Feniton Station 2.2 miles The Kings School, Ottery - 5.4 miles

Wonderful East Devon rural barn for conversion into a 4 bedroom 238 sqm (2,561 sqft) home in 5.5 acres

- Class Q Consent
- Conversion to 4 bed
- Approx 238 sqm (2,561 sqft)
- Ref 24/1665PDQ (dated 27.11.24)
- Paddock
- Stream frontage
- In all 5.54 acres (2.24 ha)
- L shape stone barn
- Freehold
- Council Tax TBC

Guide Price £350,000



SITUATION

Situated in a gently elevated rural setting, the barns enjoy far-reaching views across the rolling hills of East Devon. Although easily reached along quiet Devon lanes, the location feels pleasantly tucked away. The property sits conveniently between the popular villages of Feniton, Awliscombe and Payhembury, all of which have schools rated Good by Ofsted.
Feniton provides a mainline railway station on the Exeter to London Waterloo route, and the barns lie within the catchment area for The Kings School in Ottery St Mary.
The surrounding countryside offers a network of peaceful Devon lanes, including an unsurfaced track that leads towards nearby Hembury Fort and another that continues on towards Cheriton.

DESCRIPTION

Benefiting from Class Q consent for conversion, the steel portal frame building features a fibre cement roof with CGI steel cladding and a predominantly concrete floor.

The illustrative plans show a spacious open plan kitchen and dining room, a sitting room, a snug and a utility and plant room, together with a ground floor bedroom with an en suite. On the first floor, the plans indicate three further bedrooms, two of which have en suites.

Nearby is a much older stone barn that is proposed for domestic storage or workshop use, although further consents may be required.

A third pole barn is to be demolished.

LAND

Running north from the barns is a single field laid to permanent pasture and surrounded by established hedge banks and a stream along the Eastern boundary. At the far end of this enlongated field is a small area of deciduous woodland.

In all the property extends to about 5.54 acres (2.24 ha)

ACCESS

The sellers own the access track from the public road, a right of way will be provided. Please note that water and electric crosses the land to the sellers retained property.

PLANNING

Deemed consent for Prior approval under Class Q for a change of use of 2no. agricultural buildings to a single dwellinghouse with detached domestic store, was granted on 27th November 2024 (Ref: 24/1665/PDQ).

Further details are available on the EDDC planning website.

COMMUNITY INFRASTRUCTURE LEVY

To be confirmed, please contact the agents.

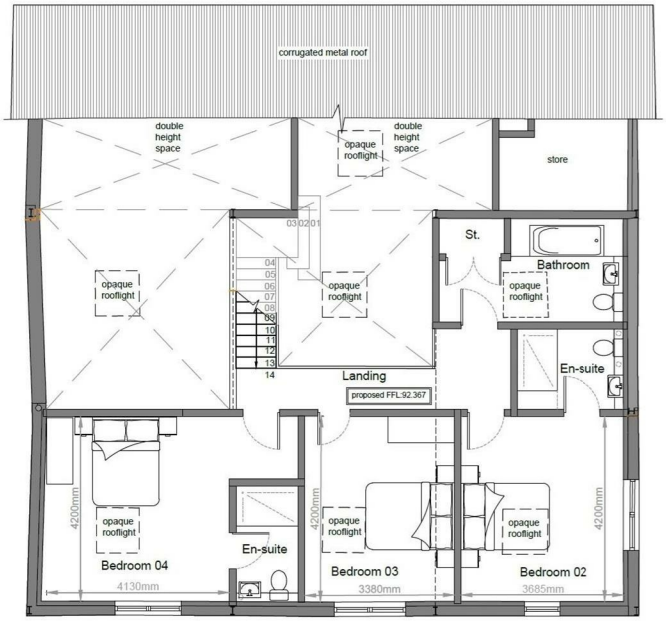
SERVICES

Mains water and electric is understood nearby, budget estimates have been obtain, copies from the agents. It is envisaged that purchasers would install a private drainage treatment plant, purchasers to make their own enquires.

Fibre broadband serves neighbouring properties Gigaclear please contact for availability, mobile networks from EE, Three, O2, and Vodafone provide good coverage outside (Ofcom).



Proposed ground floor plan (Barn 01)



Proposed Mezzanine floor plan (Barn 01)

0m 5m 10m

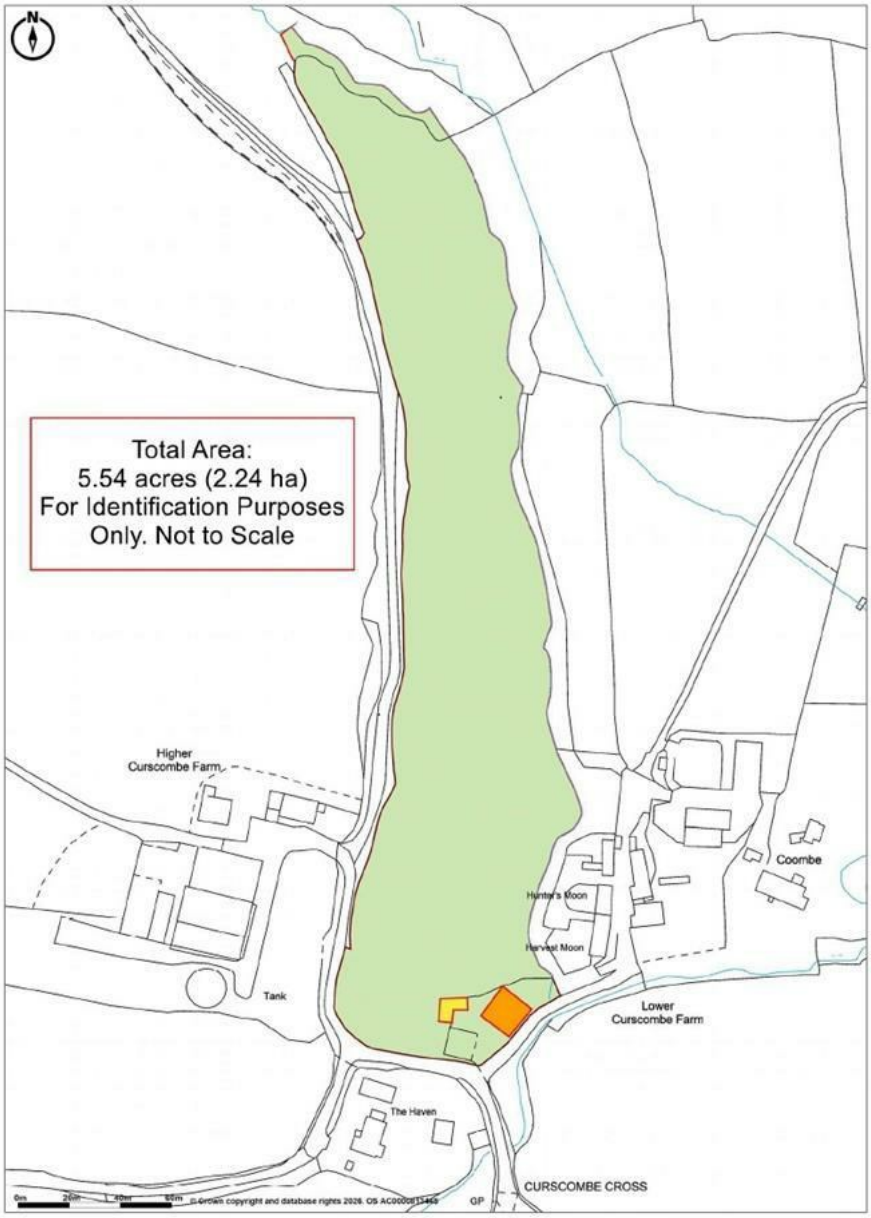
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LANDMARK INFORMATION Plotted Scale - 1:2500. Paper Size – A4

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.

STAGS

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