

Woodland View Barn



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Doddiscombsleigh, Exeter, EX6 7RF

Doddiscombsleigh 1 mile. A38 5 miles. Chudleigh 6 miles.  
Exeter 8 miles.

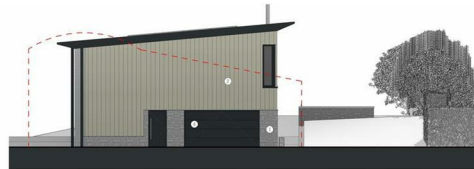
A exceptional plot occupying a beautiful rural position with permission for the creation of a modern family home of over 3,500sqft.

- Planning for an exceptional family home
- Full planning permission
- Magnificent rural views
- 5 bedrooms
- Open plan living
- Land amounting to 0.22 acres
- Freehold

Guide Price £275,000

## SITUATION

The property is situated in a fine, rural location just under a mile from the sought-after village of Doddiscombsleigh, with its renowned pub, The Nobody Inn, in the heart of the beautiful Teign Valley. It is in a peaceful location and just a few miles from a number of villages which have a range of local facilities including some well-known pubs. The property is well-located for access to the A38 (5 miles) with the cathedral and university city of Exeter, with its extensive range of facilities being only 8 miles.



AS PROPOSED - NORTH ELEVATION  
1:100



AS PROPOSED - SOUTH ELEVATION  
1:100



AS PROPOSED - EAST ELEVATION  
1:100



AS PROPOSED - WEST ELEVATION  
1:100



### DESCRIPTION

The range of barns secured consent on 09/07/2024 under application number 23/00519/FUL. They have secured full planning by way of 'fallback' for the development of an exceptional family home comprising a substantial five bedroom property of over 3,500sqft.

On the approved drawings there is planned to be an entrance hall, boot room, shower room and utility room, magnificent open plan kitchen/living room off which is a sitting room and beyond an office. There is also a proposed double garage and play room. On the first floor there is proposed a master bedroom with en suite, and a further four bedrooms, one of which has an ensuite, and a family bathroom.

The existing buildings are a steel framed Dutch barn 21' x 45' with lean-to 28' x 45'. Further timber framed lean-to 21' x 28'. Also an open-fronted cattle shed 25' x 41'.

In total, the area of land owned and being sold is 0.22 acres.

### PLANNING PERMISSION

Planning approval for a new dwelling (reference 23/00519/FUL) was granted on 9th July 2024. In the usual way, the development must have begun within three years from the date of this decision. All accompanying documents with this application are on the Teignbridge Council website.

### CIL PAYMENT

Prior to the commencement of the build a Community Infrastructure Levy (CIL) of £32,335.83 will be payable to Teignbridge District Council if the property is built and not retained for owner occupation.

### SERVICES

No services are currently connected. The purchaser will be responsible for providing their own borehole water from within the site. Likewise, a private drainage system will have to be installed by the purchaser. There is a mains electricity pole on the other side of the road. Purchasers will be responsible for making their own enquiries in all regards.

### ACCESS TO THE PROPERTY

The property has direct road frontage and access from the council road.

### VIEWINGS

Strictly by appointment through the sole agent, Stags Tel: 01392 255202

### DIRECTIONS

Proceed to the renowned Nobody Inn in the village of Doddiscombsleigh and then take the road to the south, keeping the pub on your left. Continue on this lane for just under a mile and the building is on the left.



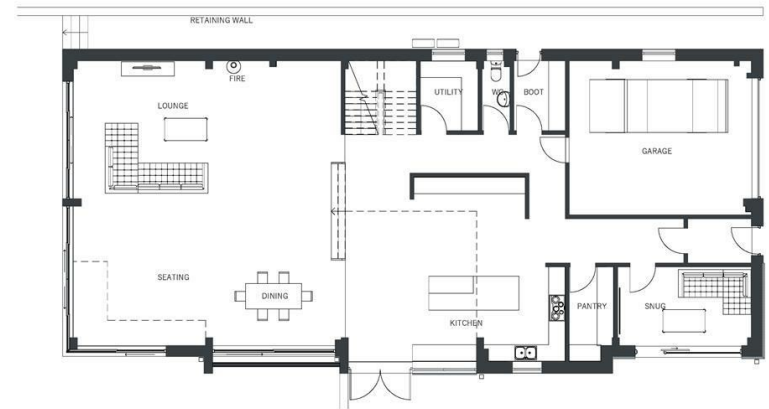


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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