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Pipers





Shebbear 2 miles - Holsworthy 7 miles -  
Bideford 13.5 miles

A privately situated small farm  
with development opportunities  
and a farmhouse for renovation  
set within 9.22 acres.

- A Farmhouse for Renovation with Potential to Extend (STP)
- 9.22 Acres
- Two Barns with Planning Consent for Conversion
- 4 Bedrooms & 2 Reception Rooms
- Unspoilt & Far-reaching Views
- Idyllic Setting Surrounded by Open Countryside
- No Onward Chain
- Three Pasture Fields
- Council Tax Band 'D'
- FREEHOLD. Council Tax (Band D). EPC (E)

Guide Price £895,000

### SITUATION

Pipers is situated within the hamlet of Gidcott in a peaceful part of Devon surrounded by rolling fields and wooded coombes with the peaks of the Dartmoor National Park in the distance.

The nearest village is Shebbear (2 miles) which has a village shop, a mobile post office, a pub (The Devil's Stone Inn) a primary school and the independent Shebbear College. The market town of Holsworthy (7 miles) provides a wider range of shops and services including a Waitrose supermarket and a livestock market.

The A388 road is within easy reach and provides a link between Holsworthy and the town of Bideford which lies on the River Torridge Estuary.

### INTRODUCTION

Pipers is a rural small-holding which offers multiple development opportunities set within 9.22 acres (3.73 hectares). The property is set back from the road, approached over its own drive and includes a house for renovation, two barns with planning consent for conversion to two detached residential dwellings and three pasture fields.

### THE HOUSE

Pipers Farmhouse is not Listed and has a south-facing aspect with mostly rendered stone walls under a slate roof (material unknown). The current accommodation requires improvement throughout with a sitting room, dining room and kitchen on the ground floor and four bedrooms and a bathroom on the first floor.

The house has a lot of character with flagstone floors, an inglenook fireplace and exposed beams and there is potential (subject to planning consent) to extend the current living accommodation into the attached dairy and former parlour which would add a further 619 square feet (approximately).

Outside there is a concrete yard to the front of the house and a level area to the side and rear where there is scope to create a large garden. There is also a partly constructed agricultural building with block walls and a concrete base.

### TWO BARNs FOR CONVERSION

Planning consent was approved to convert the traditional barn to a residential dwelling (planning ref: 1/0120/2025/AGMB). The approved plans are for a kitchen, a living / dining room, a shower room and two bedrooms on the ground floor with a bedroom and bathroom on the first floor.

Planning consent was approved to convert the steel frame building to a single storey residential dwelling (planning ref: 1/0732/2024/AGMB). The

approved plans are for an open plan kitchen, living and dining space, a utility room, a master bedroom suite with a dressing room and shower room, three further double bedrooms and a bath / shower room.

### THE LAND

There are three grass fields with mostly traditional hedge boundaries with mature deciduous trees. On the northern edge of the yard is an open fronted cattle building which has a steel frame and is enclosed with timber cladding.

### SERVICES

Mains water. Mains electricity. Private drainage (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

Broadband: Standard (between 1Mbps and 8Mbps) is available (Ofcom).

Mobile Phone Coverage: Mobile coverage available inside with 3 and EE and outside with EE, O2, Three and Vodafone (Ofcom).

### LOCAL AUTHORITY

Torridge District Council. Council Tax (Band: D).

### RIGHTS OF WAY

The owner of the land to the west of Pipers has a right of access over the entrance lane to the gateway leading into the land.

### VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

### DIRECTIONS

From Stibb Cross, proceed in a south-westerly direction on the A388 towards Holsworthy. After 2.8 miles at Forestreet Cross turn left signed towards Thornbury and Shebbear. After 1.1 miles at Gratton Cross, follow the road around to the left towards Thornbury and after a further 0.3 miles follow the road around to the left.

Upon reaching Gidcott Cross turn left and at the following junction follow the road to the left signed towards Shebbear. Continue for 0.2 miles and the entrance to Pipers will be found on the left.

### WHAT3WORDS

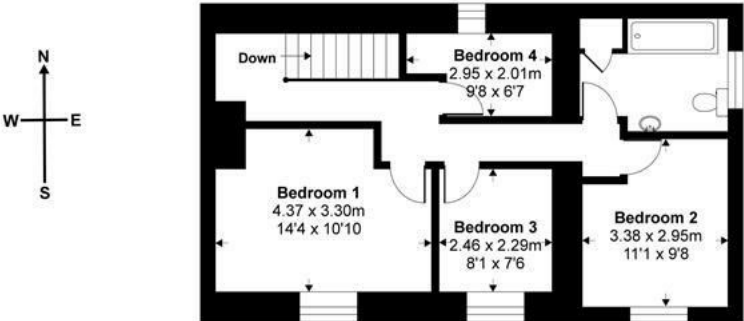
///skies.glaze.pits



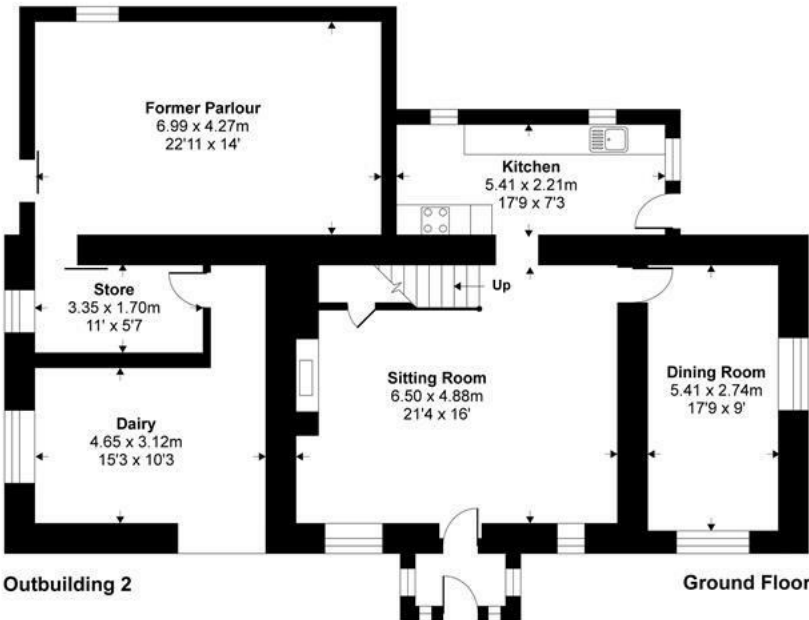




Approximate Area = 1353 sq ft / 125.7 sq m  
Outbuilding = 619 sq ft / 57.5 sq m  
Total = 1972 sq ft / 183.1 sq m  
For identification only - Not to scale



First Floor



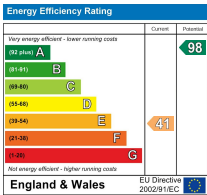
Outbuilding 2

Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 753100

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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