



CGI Image of PP 73599

Thurle Barn



Thurle Barn

Chulmleigh, Devon, EX18 7AE

Chulmleigh 0.5 miles South Molton 7.5 miles Exeter 23 miles

An incredible opportunity to create a bespoke family home and grand design, set within approximately 4 acres.

- 4 bedrooms (all ensuite & 2 with dressing rooms)
- Kitchen / Family Room
- Stunning Views
- 3.96 acres total
- 2 Reception Rooms & Separate Study
- Triple Garage
- Potential For Further Development (stp)
- Freehold

Guide Price £365,000

Situation

Located in a picturesque setting, on the edge of this former farmstead, Thurle Barn enjoys stunning views over the Taw Valley to Dartmoor. The building plot/barn is only a short walk from the popular and traditional town of Chulmleigh. Originally a strategic, Saxon hilltop town, Chulmleigh offers an excellent range of amenities, including; a health centre, dental surgery, newsagent, Post Office, bakery, pubs, café, as well as other independent and artisan shops and businesses. Schooling from primary to secondary level is available at the highly regarded primary and academy schools. There is an 18 hole golf course, cricket club and sports centre.

The larger market town of South Molton is approximately 7.5 miles to the north. The cathedral city of Exeter is approximately 23 miles to the south. A rail link between Barnstaple and Exeter is available via Eggesford Station, approximately 3.5 miles away and high speed rail links to London Paddington are available from Exeter and Tiverton Parkway. The M5 is approximately 27 miles away.

Description

The site at Thurle Barn, affords an incredible opportunity to create an exceptional, bespoke family home and 'grand design'. The property will occupy a commanding position, taking advantage of a southerly aspect and uninterrupted views to Dartmoor. The property will be situated on a site, currently occupied by a modern agricultural building (a former cattle barn) and attached pole barn, the accompanying land gently slopes to the south-west.



CGI Image of PP 73599



Planning Permission

Full planning permission has been granted by North Devon Council, for the replacement of the barn, with the erection of a new dwelling and separate triple garage. This permission superseded the prior approval, for the conversion of the modern agricultural building to a dwelling. References to both are listed below.

Current plans are approved for: A four bedroom (all ensuite, two with dressing rooms), two reception rooms, large kitchen/family room, study, utility room, shower room and separate WC. Outside, there is approval for a detached triple garage block. There is also a redundant milking parlour, that could potentially be converted to ancillary accommodation (STP).

Planning application number: 73599 - Demolition of agricultural building and erection of dwelling (under fullback), together with erection of triple garage and associated works. Permission approved on 25-05-2022. (CURRENT). Planning application number: 65154 - Prior approval for change of use of agricultural building to one dwelling/house. Class Q (A & B). Permission approved on 24-08-2018 (EXPIRED).

Outside and The Land

Thurle Barn is approached over a private lane, shared by four properties (inclusive) and splits into a further lane, shared by the barn and one other property. The land/acreage predominantly lies to the south of the barn, enjoys a southerly aspect, gently sloping down to and beyond a stream, that meanders within the boundary. The land extends to approximately 3.96 acres total

Services

Mains electricity is connected. Provision of all other services will be left to the new owner(s).

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

Directions

From the centre of Chulmleigh, proceed in a northwardly direction into South Molton Street, just after passing Chulmleigh Academy on your right, turn right, signed Kings Nympton / Tiverton, follow this road for approximately 0.6 miles and the turning for Thurle Barn will be found on the left. Follow the lane for approx. 150 yards and before reaching Thurle Farmhouse, turn right. signed The Old Farmhouse, follow this lane to the end and park in front of the gate with Stags For Sale Board clearly displayed. Alternatively, parking can be found at the turning for Thurle, where the public road meets the driveway and you can walk to the barn.

What3Words: jiffy.giraffes.collect (Thurle Barn) or scar.resettle.moral (alternative parking on road).



These particulars are a guide only and should not be relied upon for any purpose.



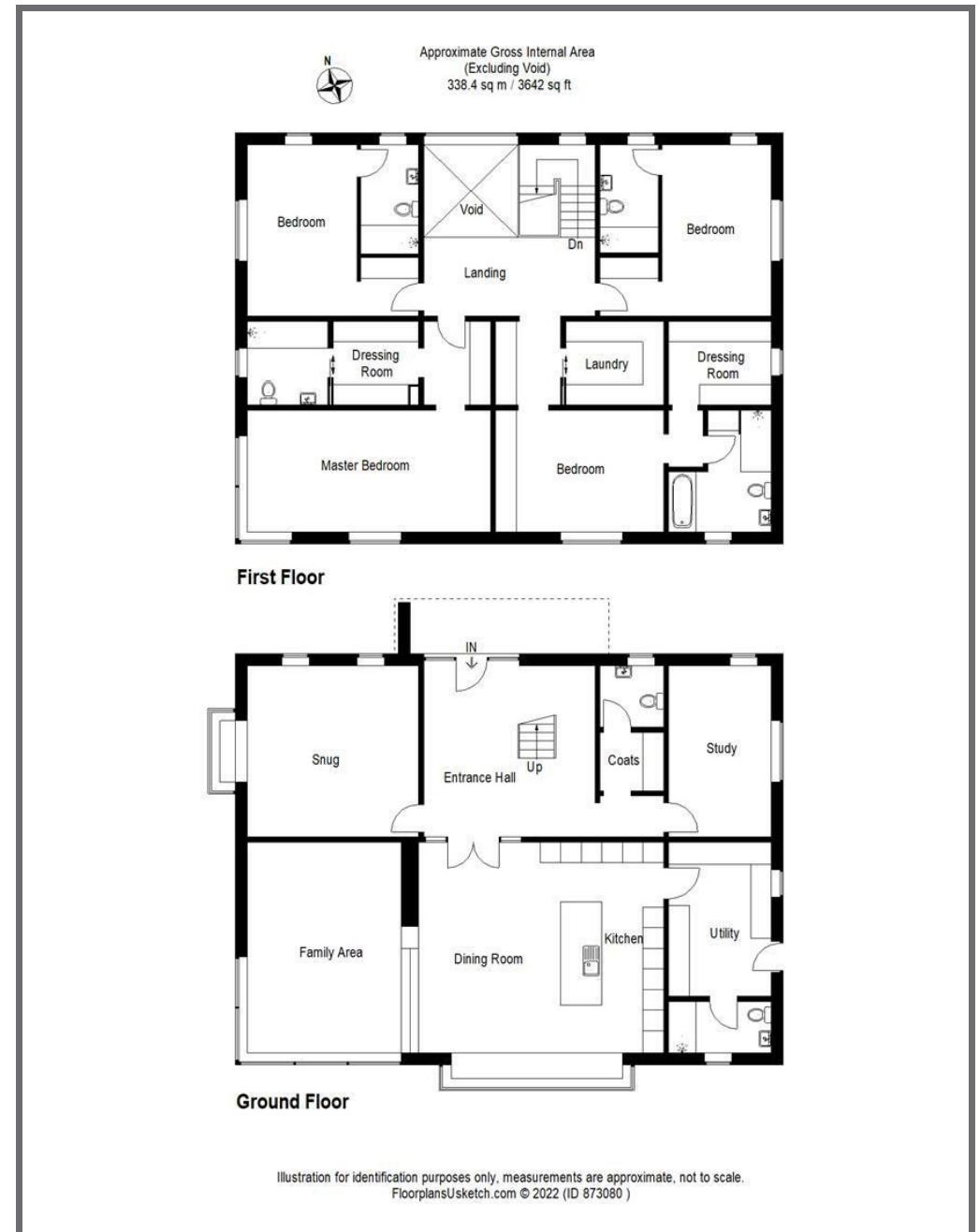
29 The Square, South Molton,
EX36 3AQ

south-molton@stags.co.uk

01769 572263



@StagsProperty



Cornwall | Devon | Somerset | Dorset | London