



Barns at Halls Farm - DP



# Barns at Halls Farm -

Feniton, Honiton, Devon, EX14 3EU

Feniton Station 1.8 miles; Ottery St Mary 4.3 miles; Honiton 5.2 Miles

Development opportunity in the the rolling countryside of East Devon

- Consent for 2 dwellings
- Ref 23/1084/PDQ 17.7.23
- Paddock & woodland
- Freehold
- Class Q Conversion
- 2 x 4 bedroom properties
- In all about 3.45 acres (1.40 ha)
- Council tax TBC

Offers In Excess Of £400,000

## SITUATION

Located in a quiet position in the rolling hills of East Devon, the barns are positioned between the villages of Feniton (to the south west) and Buckerell (to the east).

The barns are closest to the older part of Feniton with its church and village hall, with the newer part of the village a little further west, there is a small supermarket, well regarded CofE primary school and mainline rail station on the London Waterloo line.

To the south is Ottery St. Mary, where there is a good range of day to day shops, doctors surgery and the renowned The Kings School, whilst Colyton Grammar another top school in the country is also local, both with bus pick-ups nearby. There are also a plethora of excellent private schools in Exeter and the local area. The A30 gives fast access to the market town of Honiton to the east and Exeter to the west. The south coast at Sidmouth (about 10 miles) is easily reached by car.



## DESCRIPTION

Prior approval was granted for 'Change of use of 2 buildings to 2 residential dwellings and the installation of windows and doors. The demolition of 2 separate buildings.' plans and decision notice can be seen on the East Devon DC website (Ref 23/1084/PDQ: Dated 17th July 2023).

The illustrative drawings outline the external elevations as well as internal layout as follows

Barn A - Single storey 4 bedroom barn conversion, 2 with ensuites plus a family bathroom, a large entrance hall with WC, study/snug, utility room plus a large open plan living space. The drawings suggest a GIA of approximately 213 sqm (about 2292 sqft).

Barn B - Two storey 4 bedroom barn conversion, 2 with ensuites, plus a family bathroom. The plans show a large L shape lounge looking south and west partly double height, as well as a study and open plan kitchen/dining room plus WC and utility.

To the south and east of Barn B is a near level paddock running down to a stream on the eastern boundary, this leads into a small area of deciduous woodland continuing alongside the stream.

## ACCESS

Direct access from the council road.

## SERVICES

Purchasers to make their own enquiries.

It is understood that mains water is in the field across the council lane.

A National Grid electric pole is on site (current transformer supplying a neighbouring property).

It is envisaged a purchaser will install a private treatment plant/drainage system on the land.

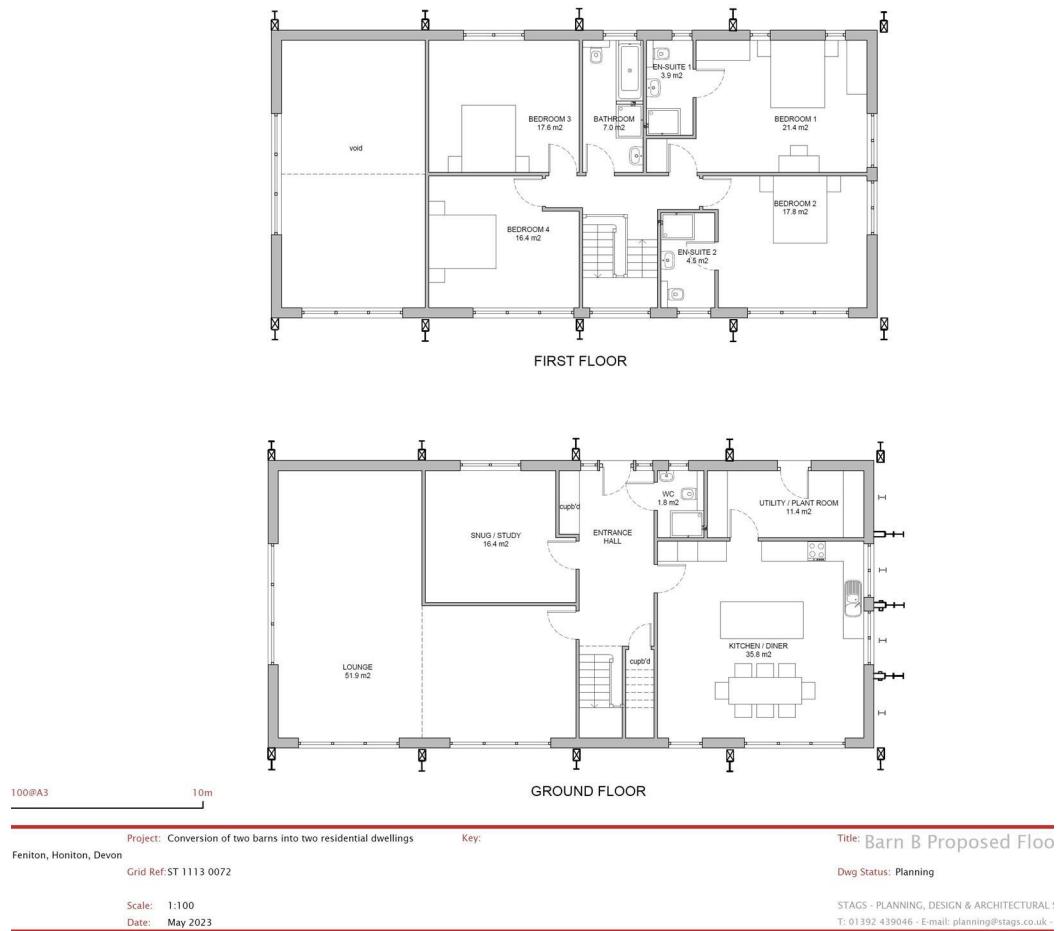
## DIRECTIONS

Upon entering Feniton old village, turn left at the green triangle into Curscombe Lane. Continue for about a mile where the entrance will be just past the brick farmhouse and courtyard on the right.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Please see note on the planning decision notice in relation to CIL, purchasers to make their own enquiries. The barns have been in active agricultural use.





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

honiton@stags.co.uk  
01404 45885

