



**Barn at Golland Farm, Burrington, Umberleigh, Devon, EX37 9JP**

**Guide price £325,000**

SITUATED JUST ABOVE THE TAW VALLEY WITH LOVELY RURAL VIEWS THIS IS AN AGRICULTURAL BARN MEASURING APPROX 45FT BY 30FT WITH CLASS Q CHANGE OF USE CONSENT FOR A RESIDENTIAL DWELLING HOUSE. THERE IS A CONCRETE YARD, TWO STABLES AND THE WHOLE SITE SITS IN JUST UNDER HALF AN ACRE INCLUDING A PASTURE PADDOCK.



**THE PROPERTY**

This is a rare opportunity to construct a new dwelling in the attractive Taw Valley which is easily accessible from Exeter, Barnstaple and South Molton set in its own half an acre of land with a stables with a lovely slightly elevated outlook. Golland Farm and cottages are just up the lane whilst Chulmleigh Village on the opposite side of the Taw valley has all the necessary services for everyday needs and requirements. The attractive proposition of being off grid could easily be achieved at this rural location.

**PLANNING**

Planning Permission has been granted for a change of use of the Agricultural building into one dwelling.

<https://planning.northdevon.gov.uk/Planning/Display/74299>

**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**DIRECTIONS**

From South Molton take the B3226 south for 8.5 Miles down the mole valley to Fortescue Cross. Join the A377 and drive South for 1 Mile where turn Right at Colleton Mills Cross. Cross over the river bridge and bear right for a further Half a mile or so and the Entrance to Golland will be found on the Left hand side. Follow this lane and the Barn and land will be found just as you approach the farm buildings on the Right Hand side.

**ACCESS**

Access is from the council road up Golland lane and into the property. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

**LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**SERVICES**

Mains electricity closeby.

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

