



## **Barn and Land at Horizon, Spreyton, EX17 5AD**

£325,000 Guide Price

# Property Description

A perfect setting for a barn conversion, in the middle of glorious Devon, just minutes from the A30 for easy travel and set in its own 2 acres of land with a stream and copse woodland.

The barn was granted planning permission to convert into a 1500sqft holiday home in 2021 currently designed to have open plan living spaces, 3 double bedrooms all with ensembles and plenty of large windows to enjoy the setting. Staying within the footprint and adhering to building regulations, it should be possible to re-configure the internal layout to suit although we believe the current layout works well.

There is a private drive from the country lane (initially shared with the neighbouring property) but this is then for the sole use of the barn, winding down into the approx. 2 acre parcel of land. It has currently been left to nature but is a mainly level plot with (former) grassed paddock and a small area of copse including the stream along the south east boundary.

A preliminary design has been produced to show what may be possible here with a second access track leading to some glamping sites in the rear acre thus leaving the barn to enjoy the peace of its own access and land. Of course, a new owner may have their own ideas and any additional plans would need approval. An angle for many, with the size of the plot, may be equestrian holidays with access to be able to explore Dartmoor and Exmoor or even ride on the beaches.

A barn for conversion of this size and location would usually command a significantly higher price if it had full residential permissions so it's a great opportunity to have a large barn for a holiday home/holiday business plus with the land attached, the room to create a true Devon experience for those visiting and of course, to further enhance.



Please see the layout plans.

Planning reference: 20/01988/FULL

Utilities: Mains water and electricity are on site but investigations should be made regarding connections and meters.

Drainage: Private drainage to be installed by purchaser

DIRECTIONS : From Crediton head west on the A377 to Copplestone and then take the A3072 to Bow. In the centre of the village, take a left into Station Road as signed to Spreyton. Follow this road and go under the railway bridge and bear left as signed to Hillerton. Stay on this road and after approx. 1.3 miles, bear left again at Hillerton Cross. Proceed for another 0.5 miles and the entrance to Horizon will be found on your left.

SPREYTON is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character 'Uncle Tom Cobley' of Devon folklore. It is thought that his infamous trip to Widecombe Fair (from the song) may have started in what is now the Tom Cobley Tavern – a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) 'Exeter and East Devon's CAMRA Rural Pub of the Year' award. Supposedly, the local churchyard is also the final resting place of 'Tom Cobley' – but who really knows? Spreyton primary school is small, with a handful of pupils and benefits from attentive, dedicated teachers. For amenities there is a friendly, well-stocked village shop.

# Key Features

- ✓ Detached barn for conversion to holiday let
- ✓ Set in 2 acres of land
- ✓ Large footprint of 1500 sqft
- ✓ Further potential for glamping (stp)
- ✓ Ideal for A30 / Dartmoor
- ✓ Suit private or commercial operators
- ✓ Ample parking
- ✓ No chain



# External Areas

## Garden

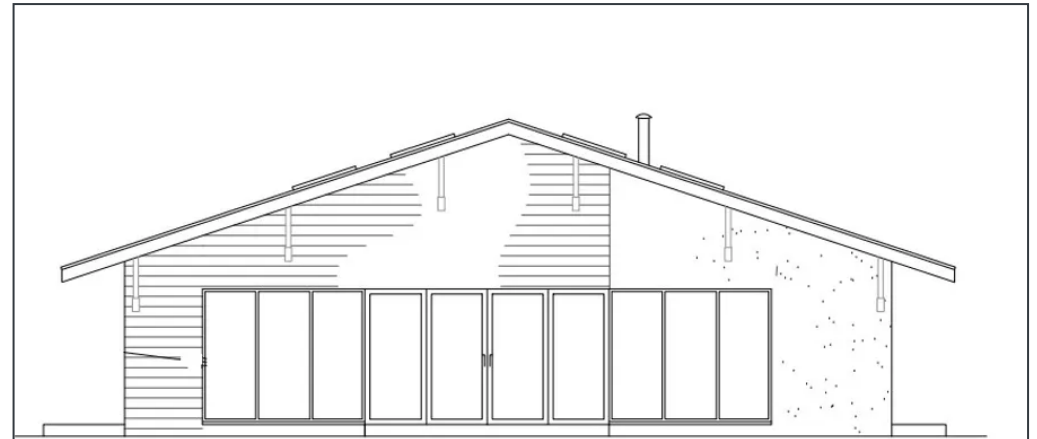
Two acres of land.

## Off Road

5 Parking Spaces



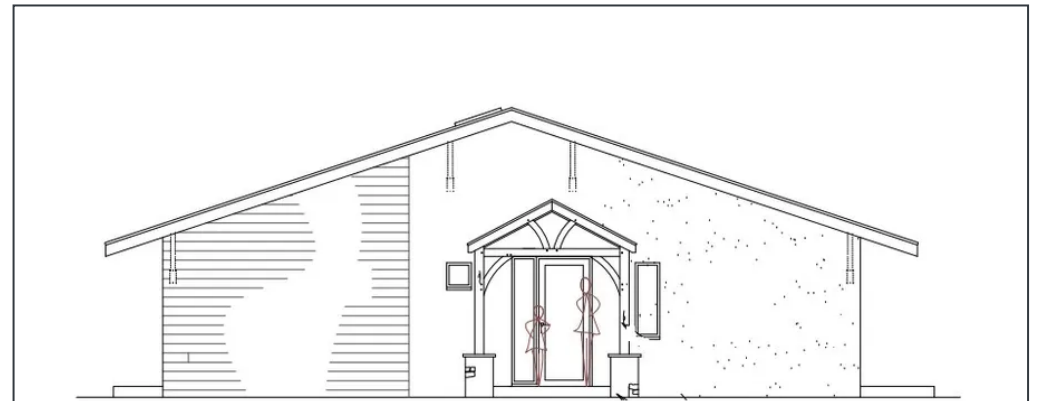
South East  
scale 1:100



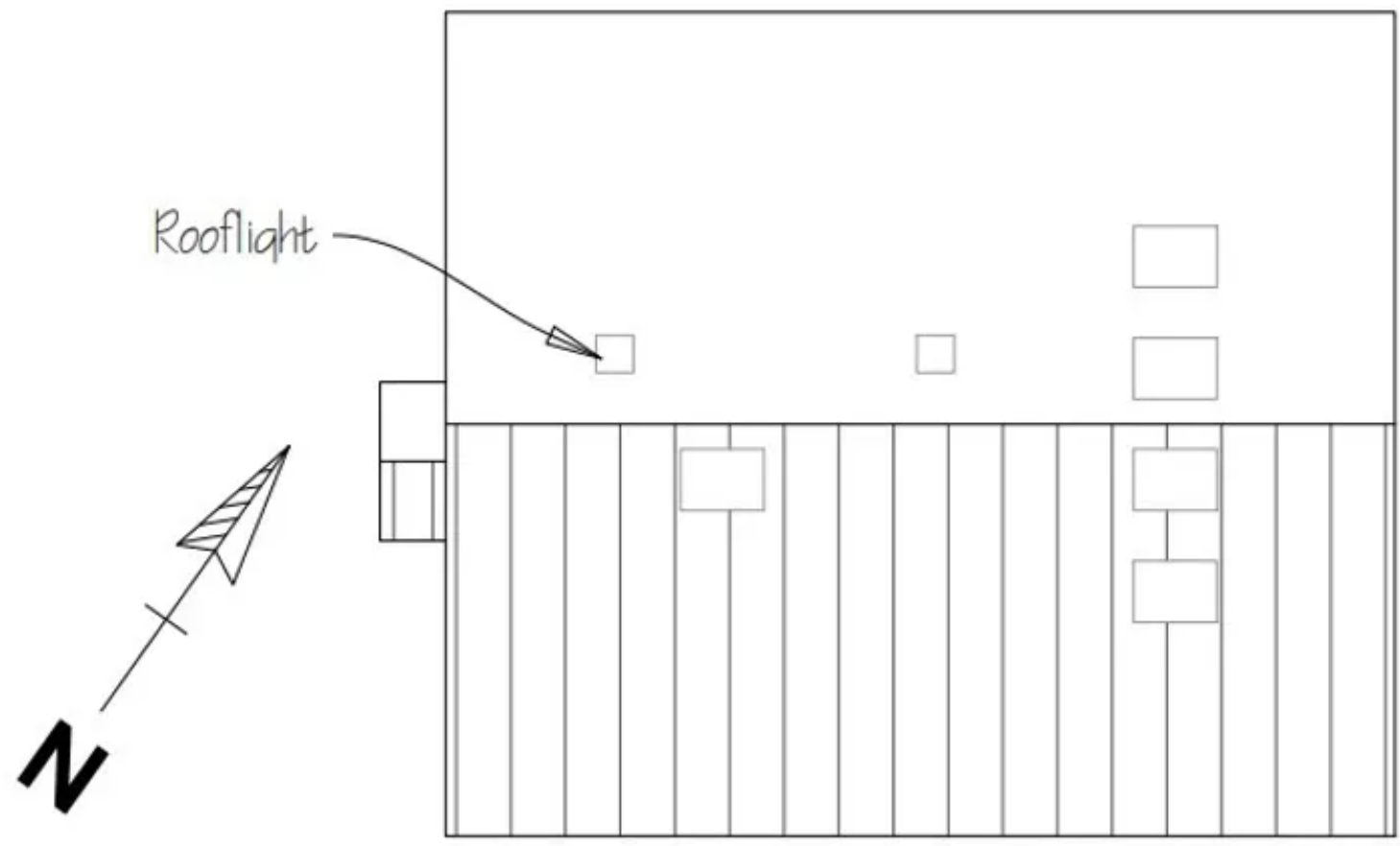
North East  
scale 1:100



North West  
scale 1:100



South West  
scale 1:100



Rooflight



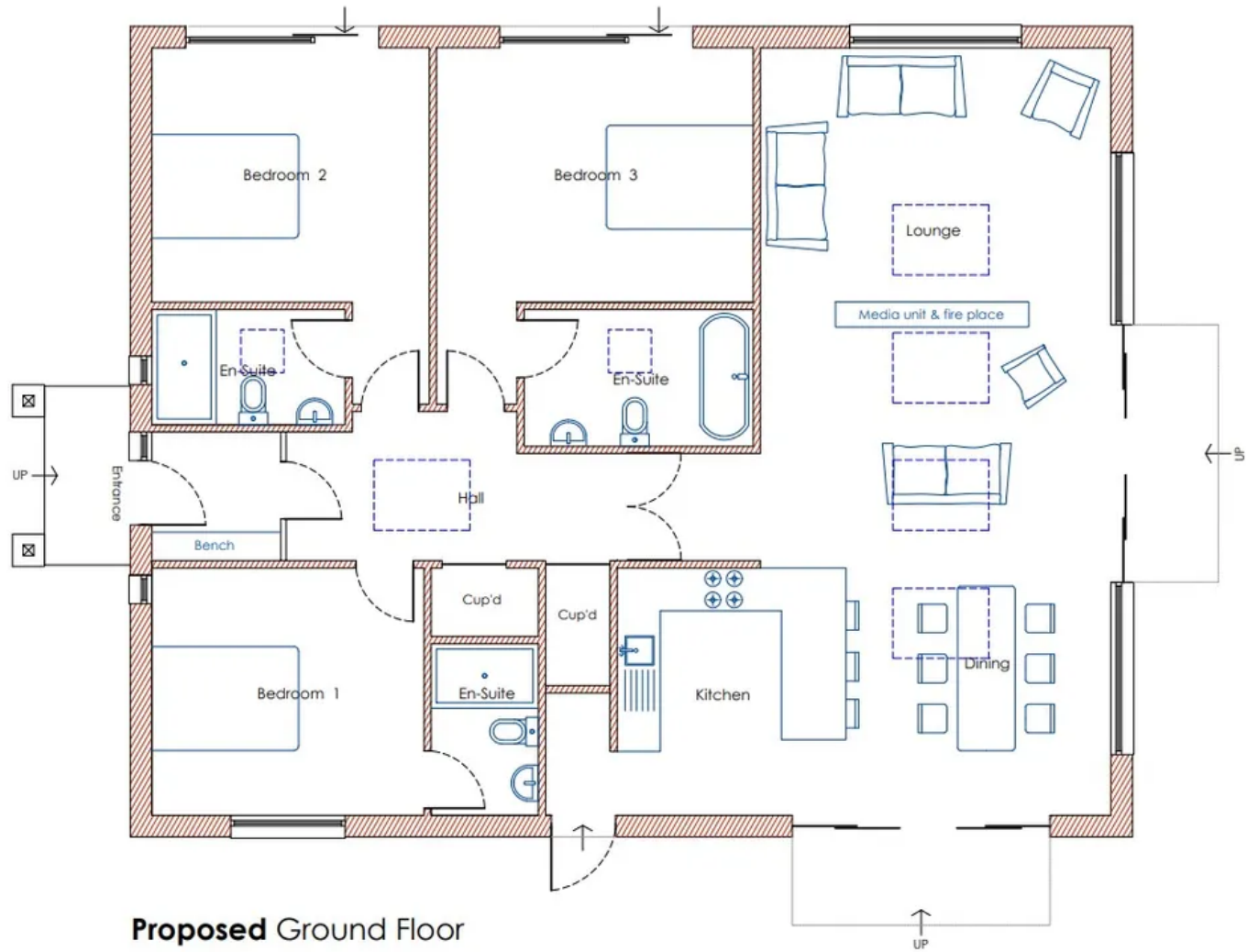
# Roof Plan

scale 1:200





# All



**Helmores**

01363 777 999

property@helmores.com

