



## Riverside Barn, Upton Hellions

Guide Price £500,000

**HELMORES**  
SINCE 1699

# Riverside Barn

Upton Hellions, Crediton, EX17 4AE

- Development opportunity
- Sought after location
- Detached barn with planning
- Bordering open countryside
- 4 bedroom property
- Set in approx. 1.6 acres
- Additional outbuildings
- Mobile home in situ

Here in Mid Devon, we're blessed with plenty of fantastic countryside and lots of amazing homes, but now and again, something comes to market that's a little different. For those in the know, Upton Hellions is a quiet hamlet, just to the East of Sandford and is nestled among some beautiful countryside. Being only minutes from Crediton and away from main roads, it's a real haven. So to have the opportunity to build your own home in such an incredible location doesn't come up very often! The site borders onto open countryside looking to the west and the vista over the fields is stunning.





The permission is for a Class Q conversion (Mid Devon reference is 22/01685/PNCOU) of a former agricultural barn into a dwelling. The current plans allow for a 4 bedroom layout over the single floor with open plan living spaces taking in the views. The barn measures 21.3m x 9.7m internally (2223 sqft) so it's a big space to utilise. A lot of work has already been done on the site with the drive and boundaries being well established, water, electric and drainage all in place, openings created and footings dug which is a major expense that has already been made.

In addition to the building to convert, there's 2 further barns on the site. The first is a 14m x 8m agricultural barn which is ideal for storage or equipment or vehicles and with a huge 4.5m internal clearance has lots of scope. There's also a two storey barn with a workshop and large utility space on the ground floor and a hay loft runs over the top. Again this is excellent additional space that doesn't have to be built. There's a modern 2 bedroom mobile home on the site which is very comfortable, clean and tidy and could be used as a home while building or indeed to rent out.

In total the plot extends to approx. 1.6 acres (including buildings and yards). The land offers plenty of scope too with large parking areas, an elevated terrace from which to enjoy the view and areas of lawn. The fenced boundaries are clear and there's been planting to enhance the aesthetic. There's a paddock to the south of the barn which extends to approx. 0.6 acres and ideal for those wanting to keep a few animals.

It's a wonderful set-up and with a lot of work done, the infrastructure in place, it's sure to appeal to those wishing to live on site and self build as well as seasoned developers.



Agents Note: Some of the images are CGI as an illustration only and should not be relied on.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC (Mobile home is currently Band A which is £1548 for 2024/25)

Utilities: Mains electric and water

Drainage: Private drainage via treatment plant

Heating: NA

Listed: No

Tenure: Freehold

**Upton Hellions** is a delightful hamlet situated between the market town of Crediton and the ever popular Sandford village.

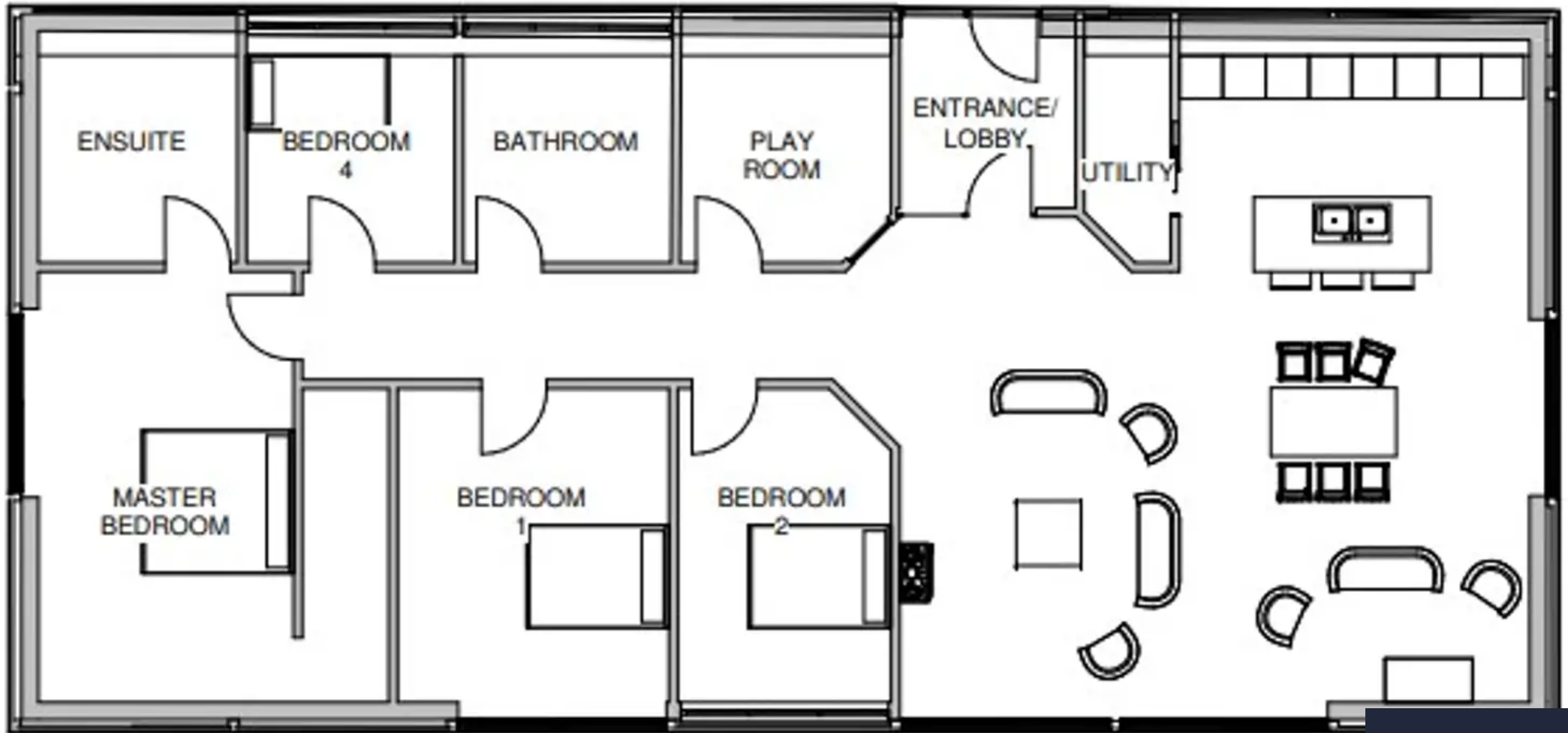
#### DIRECTIONS

For sat-nav use EX17 4AE and the What3Words address is [///much.eyeliner.producers](https://www.what3words.com////much.eyeliner.producers)

but if you want the traditional directions, please read on.

Leave Crediton on the A377 towards Bickleigh shortly after passing the rugby pitch on your right and over Creedy Bridge, take the next left signed to Upton Hellions. Follow the country lane for approx. 1.4 miles and then take a left turn signed to Hellions Barton. Follow the lane past The Old Mill and continue until you see the lane to Riverside Barn on your left.







# Helmores

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