



Barns at Coleford, Crediton, EX17 5BZ

# Barns at Coleford, EX17 5BZ

## Offers Over £25,000

- Cob barns on the edge of village
- Various potential uses
- No planning permission in place
- Freehold
- In conservation area but not listed
- 2 barns included in sale
- No chain

Right on the edge of the pretty Mid Devon village of Coleford, with its character houses and thatched roofs, are 2 unconverted cob barns. There is no planning permission in place but the barns would suit a range of uses (subject to the necessary permissions). Please note that the barns are part of a local farm and were last used for agriculture.

The Poundhouse is a cob barn under a corrugated roof and has an area of land around it (a small amount of additional land maybe available in addition). Its footprint is approx. 50 sqm internally. There is an existing field access from the highway which will be retained by the farm, but access could be granted from this to access The Poundhouse.

The Stores is a cob barn under a corrugated roof with no additional land. Its footprint is approx. 88 sqm internally.

Please do not access the barns without an appointment due to health and safety.

Agents' Note: The sellers are not looking for a subject to planning deal, the barns have been priced to sell as they are, without planning.





Please see the floorplan for room sizes.

Current Council Tax: NA

Approx Age: NA

Construction Notes: Cob

Utilities: None

Broadband within this postcode: NA

Drainage: None

Heating: None

Listed: No

Conservation Area: Yes

Tenure: Freehold

**COLEFORD** is a journey back in time, a prime example of a traditional Devon hamlet. It is a designated conservation area, with a whole host of irreplaceable listed cottages and buildings. It is also home to 'The New Inn', known locally for its outstanding food. It is no secret that Coleford is a beautiful village – but it is also fit for a king. King Charles 1 is said to have visited Coleford during the civil war, stabling his horses there on the 22nd of July 1644, and inspecting his troops from the porch of Spencer Cottage. The nearest market town to Coleford, for a selection of modern facilities is Crediton – 3 miles to the west.

#### DIRECTIONS

For sat-nav use EX17 5BZ and the What3Words address is [///estate.unafraid.encroach](https://www.what3words.com/estate.unafraid.encroach)

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

When entering Coleford from Crediton, pass The New Inn on your right and continue to the crossroads. Turn left (towards Colebrooke) and the barns will be found on your left and right before leaving Coleford.





# Helmores

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**HELMORES**  
SINCE 1699

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