



## Long Ridge, New Buildings

Offers Over £200,000



Originally, Long Ridge started its life as a Methodist church hall but back in the 1980's it became a dwelling. It has since run into disrepair and is being offered for sale as a project property. It occupies a wonderful position on the edge of Newbuildings with views out over the adjoining countryside. The building itself is timber framed (unlikely to be mortgageable) and although has permission to use as a dwelling, the building is pretty much as it was built. In recent years it's been used for storage and will be cleared prior to completion. The plot is approx. 0.4 acres and is pretty level. There's a number of shed/stores on the land which maybe useful to some. It is understood that there is water and electric to the property and a septic tank for waste.

It's likely that a new owner would wish to apply for planning permission for a replacement dwelling (this hasn't been done and will not form part of the sale to do so) which may alter the position and footprint of the old church hall slightly to make better use of the site. Alternatively the existing dwelling could be renovated depending on the new buyers' take on it.

Agents Note: The property hasn't been lived in for some years and in it's current state, isn't suitable for occupation without significant works. Please be aware of this fact prior to requesting to view and we would suggest that it's suitable for cash buyers only.



Current Council Tax: Band A – Mid Devon

Approx Age: Unknown

Construction Notes: Timber

Utilities: Mains electric and water

Drainage: Private Drainage (septic tank)

Heating: None



Listed: No

Conservation Area: No

Tenure: Freehold

**NEWBUILDINGS** is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Coplestone village shop – a couple of minutes' drive away.

#### DIRECTIONS

For sat-nav use EX17 4PP and the What3Words address is [///frogs.reframe.sandbags](https://www.what3words.com/iframe/sandbags)

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

When entering New Buildings from Crediton, pass the garage on your right and the property will be found immediately after on the right behind the gates.





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.