



Middle Close Barn, High Down Hill, Chulmleigh, EX18 7AB

Guide Price £425,000

Middle Close Barn

High Down Hill, Chulmleigh

- Incredible equestrian opportunity
- 3 acre plot within walking of Chulmleigh
- Planning for residential barn conversion
- 3 bedroom mobile home included
- Planning for larger stable block and menage
- Views to Dartmoor
- Plenty of parking
- Permission to run a business from premises
- No chain

Located within walking distance of Chulmleigh with its range of shops and services, plus excellent local schooling, is this incredible equestrian property. What really sets it apart is the flexibility it offers and being right on the town's doorstep. Set in three acres, with planning in place to live, work and keep horses, it's going to be a dream come true for the right buyers.

Middle Close Barn will offer the opportunity to create something rather special. There are no immediate neighbours, far reaching views to Dartmoor and options to how the property is used. Currently there is planning for the conversion of the existing barn into a 4 bedroom dwelling (North Devon Ref 73256), along with planning for an enlarged stable block and menage (personal use). Work has commenced and as such, the project has started but a change of circumstance is leading to a sale.





The current owners reside on site in a modern, centrally heated 3 bedroom mobile home which is included in the sale. The barn has currently been used to run a business and this can continue after conversion as the planning allows for a live/work property with an area designated to work within the barn conversion planning.

Electricity is currently supplied via a generator (available by separate negotiation) but details of the mains electric connection quote can be obtained from the agents and some provisions have already been made for facilitating this. A new treatment plant will need to be installed by a buyer as there's no mains drainage locally. At this time, the mobile home uses a holding tank. There is mains water on site too.

The land gently slopes to the south and is laid out with a lower stoned parking/access area (under the planning this can be enlarged) and the remainder of the lower field is classed as garden. The fields are strip grazed with mobile fencing providing boundaries and access can be gained up the track to the side. There's two road access points on the lower boundary with the country lane. The current stable block houses two stables and a tack room but the planning is in place (North Devon Ref 75048) for a larger set up including three stables, a food/tack room and separate hay store. There's also permission (North Devon Ref 74579) for a 40m x 20m) menage at the top of the fields.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Please see the floorplan for room sizes.

Current Council Tax: North Devon not yet set

Approx Age: To be converted

Construction Notes: Steel framed barn

Utilities: Currently generator for electric (quotes for mains with agents) which can be purchased separately, mains water.

Drainage: Current temporary holding tank.

Heating: NA

Listed: No

Conservation Area: No

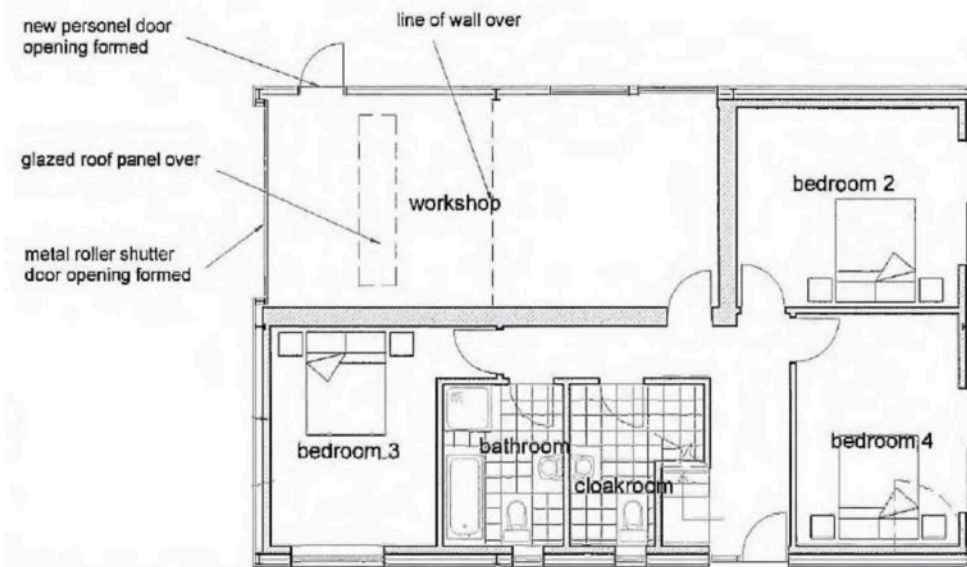
Tenure: Freehold

CHULMLEIGH is a small market town home to an impressive range of independent shops that nestle along its winding streets cheek by jowl with thatched cottages. The town also offers essential facilities such as a health centre, dentist, library, pubs, sports club, and the sought after Chulmleigh Academy. On the edge of mid-Devon, Chulmleigh sits amid unspoilt countryside crossed by a network of public paths. It's also served by Eggesford station where trains to Barnstaple or Exeter can be boarded.

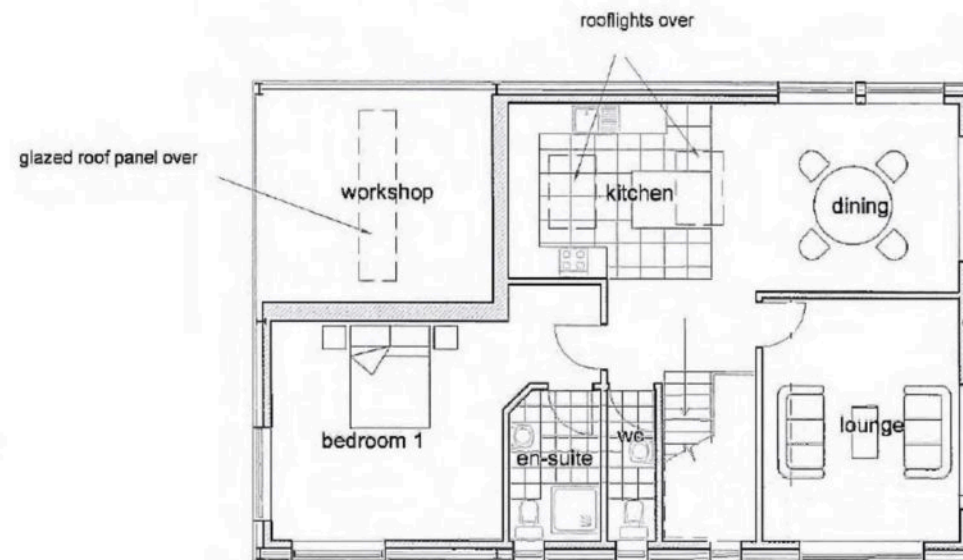
DIRECTIONS : For sat-nav use EX18 7AB and the What3Words address is [///steadier.shall.reshape](#) but if you want the traditional directions, please read on.

From Crediton head on the A377 towards Barnstaple, passing through Copplestone, Lapford and Eggesford Station. Ignore the right turn to Chulmleigh at Leigh Cross and continue on the A377, taking the next right signed to Chulmleigh at Colleton Mills. Continue for approx. 1 mile and the entrance to the property will be found on the left.





ground floor layout



first floor layout



Helmores

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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.