

**SUPERB RURAL DEVELOPMENT OPPORTUNITY RANGE OF TRADITIONAL STONE BARN
WITH CONSENT FOR 3 RESIDENTIAL UNITS, FORMER MILKING PARLOUR WITH FURTHER
RESIDENTIAL PERMISSION AND GENERAL PURPOSE FARM BUILDINGS. YARD AREA,
ABOUT 1.5 ACRES. (ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION)**



West Dreyton Barns

Blackawton

Totnes

Devon

TQ9 7DJ

**Offers in Excess of
£550,000**

Ref: DRO1622

*** SUPERB RURAL DEVELOPMENT OPPORTUNITY * TRADITIONAL STONE BARN * CONSENT FOR 3
RESIDENTIAL UNITS * FORMER MILKING PARLOUR * GENERAL PURPOSE FARM BUILDINGS * YARD *
ABOUT 1.5 ACRES * ADDITIONAL LAND BY SEPARATE NEGOTIATION ***



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay
and Totnes

SUPERB RURAL DEVELOPMENT OPPORTUNITY Range of traditional stone barns with consent for 3 residential units, former milking parlour with further residential permission and general purpose farm buildings. Yard area, about 1.5 acres. (Additional land available by separate negotiation)

SITUATION

West Dreyton Barns is situated in a beautiful position at the end of its own private driveway, off of the A3122 road that leads to Dartmouth, Kingsbridge and Totnes. The property is surrounded by delightful countryside which offers excellent opportunities for outdoor pursuits. The celebrated Dartmouth Golf & Country Club is about 0.5 miles. The nearest village is Blackawton, a popular and thriving community with a traditional inn and highly regarded primary school. Dartmouth is about 4 miles and is noted for its wonderful sailing and boating along the coast and on the exquisite River Dart. The town offers an interesting range of shops, hotels, restaurants, galleries and educational facilities. The lovely old market towns of Kingsbridge and Totnes are also within easy reach, the latter providing a main line rail link to London Paddington.

DESCRIPTION

West Dreyton Barns is a range of handsome traditional stone barns with consent for 3 dwellings. There is also the former milking parlour with consent for a fourth dwelling. In addition, there is a substantial portal frame agricultural building and various further buildings. The buildings occupy a large yard area with allotted gardens and parking to the potential conversions. To conclude; West Dreyton Barns presents a rare opportunity to purchase traditional barns with permission. This timeless country investment provides enormous potential and early viewing is advised.

OUTSIDE

To the side of the driveway there is an extensive yard and a substantial two storey stone barn built in 'L' shape form with planning consent for three residential units. Details are as follows:

UNIT 1 (East Barn) 29' 6" x 19' 8" (9m x 6m)

Providing 108 sqm on two floors. The proposed layout allows for open living space on ground floor, incorporating kitchen, dining area and living room. First floor comprises 2 bedrooms and bathroom.

UNIT 2 (North Barn) 9' 2" x 19' 8" (2.8m x 6m)

Providing 146 sqm on two floors. The proposed layout allows for ground floor hallway, 3 bedrooms and bathroom. Reverse level first floor comprises open plan living room, kitchen, dining area.

UNIT 3 (West Barn) 26' 3" x 19' 8" (8m x 6m)

Providing 96 sqm on two floors. The proposed layout allows for ground floor 2 bedrooms and bathroom and first floor open plan living room, kitchen and dining room.

OUTSIDE 2

Unit 1 will have a lawned garden area. Unit 2 will have a patio and lawn area and Unit 3 will have a patio. Across the yard is the former milking parlour (East) detached single store building 13.4m x 5m providing 67sqm of accommodation allowing for open plan living and dining room, kitchen, bedroom and shower room. Proposed lawned area surrounding. Other buildings include a concrete block workshop with potential to convert to stable and a large concrete framed agricultural building with potential for conversion, subject to

necessary consents. The total area extends to about 2.4 acres. Further land is available by separate negotiation.

DIRECTIONS

From Totnes take the A381 and after about 6 miles take the left turn for Dartmouth, just beyond the BP garage. Continue for about 2 miles and upon reaching the former 'Forces Tavern', take the left hand driveway into West Dreyton Farm (opposite turning to Blackawton).

Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

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