STAGS

Pipers (LOT 2) , Gidcott, Holsworthy, Devon EX22 7AS

A detached barn with planning consent for conversion in a rural location

Shebbear 2 miles - Holsworthy 7 miles - Bideford 13.5 miles

• Pretty Rural Setting • 0.53 Acres • Former Farm Building for Conversion • 3 Bedrooms & Open Plan Living Space • Parking and Garden Space • No Onward Chain • FREEHOLD

Guide Price £115,000

01237 425030 | bideford@stags.co.uk

SITUATION

The barn at Pipers is situated within the hamlet of Gidcott in a peaceful part of Devon surrounded by rolling fields and wooded coombes with the peaks of the Dartmoor National Park in the distance.

The nearest village is Shebbear (2 miles) which has a village shop, a mobile Post Office, a pub (The Devil's Stone Inn,) a Primary School and the independent Shebbear College. The market town of Holsworthy (7 miles) provides a wider range of shops and services including a Waitrose supermarket and a livestock market.

The A388 road is within easy reach and provides a link between Holsworthy and the town of Bideford which lies on the River Torridge Estuary.

DESCRIPTION

Pipers LOT 2.

The property includes a detached barn for conversion within a total plot of approximately 0.53 acres. The barn has a steel frame and planning consent has been approved for its conversion to a residential dwelling (planning ref: 1/0120/2025/AGMB).

The approved plans are for a single storey house with an open plan living, dining and kitchen space, a utility room, a hall and three bedrooms, one with an en-suite dressing room and shower, and a further bathroom. Outside there is provision for parking and garden space.

ADDITIONAL LOTS AVAILABLE

LOT 1: A detached farmhouse for improvement set within 8.20 acres.

LOT 3: A traditional barn with planning consent for conversion to a residential dwelling with three bedrooms (planning ref: 1/0732/2024/AGMB).

ENTRANCE LANE

If Lot 1 is sold separately to Lots 2 and 3, the ownership of the entrance lane will remain with Lot 1. Lots 2 and 3 will have a right of access over this entrance lane.

SERVICES

None connected. Mains water and mains electricity connections should be available nearby.

Broadband: Standard (between 1Mbps and 8Mbps) is available (Ofcom).
Mobile Phone Coverage: Mobile coverage available inside with

3 and EE and outside with EE, O2, Three and Vodafone (Ofcom).

LOCAL AUTHORITY
Torridge District Council

BOUNDARY PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only

LOT 1 is shown edged red.
LOT 2 is shown edged pink.
LOT 3 is shown edged green.

VIEWING
Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS
From Stibb Cross, proceed in a south-westerly direction on the A388 towards Holsworthy. After 2.8 miles at Forestreet Cross turn left signed towards Thornbury and Shebbear. After 1.1 miles at Graton Cross, follow the road around to the left towards Thornbury and after a further 0.3 miles follow the road around to the left.

Upon reaching Gidcott Cross turn left and at the following junction follow the road to the left signed towards Shebbear. Continue for 0.2 miles and the entrance to Pipers will be found on the left.

WHAT3WORDS
LOT 2: finds.compliant.steers

DISCLAIMER
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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@StagsProperty

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