

OLD DROVE FARM

gth

CULMSTOCK





Old Drove Farm Culmstock, Cullompton, Devon EX15 3HW

Culmstock 0.7 miles; M5 (J27) & Tiverton Parkway 4.5 miles

2 4 4 TBC sq m

A fantastic opportunity to acquire a Class Q agricultural barn with fallback and planning permission to create a four/six bed detached family home (annexe potential) set within a plot of 1.7 acres within the hamlet of Woodgate

Freehold

Guide Price £550,000

DESCRIPTION

Enjoying a superb semi-rural position within the hamlet of Woodgate, Old Drove Farm offers a unique opportunity for a Purchaser to create their own family home, with far-reaching countryside views to enjoy across the valley. The Class Q planning permission (with fallback) states that ground needs to be broken prior to April 2027 and provides for a spacious detached residence, comprising;

Porch with door to the Inner Hall, Utility/Boot Room with downstairs Shower Room, Plant Room, large open-plan Kitchen/Living/Dining area, Study and Sitting Room to the ground floor. For the annexe potential, this caters for a Shower Room, Study, bedroom and Kitchen/Living Room to the ground floor.

To the first floor, there are four double bedrooms - two of which have en-suites and a family bathroom. For the annexe potential, there is a master bedroom with en-suite.

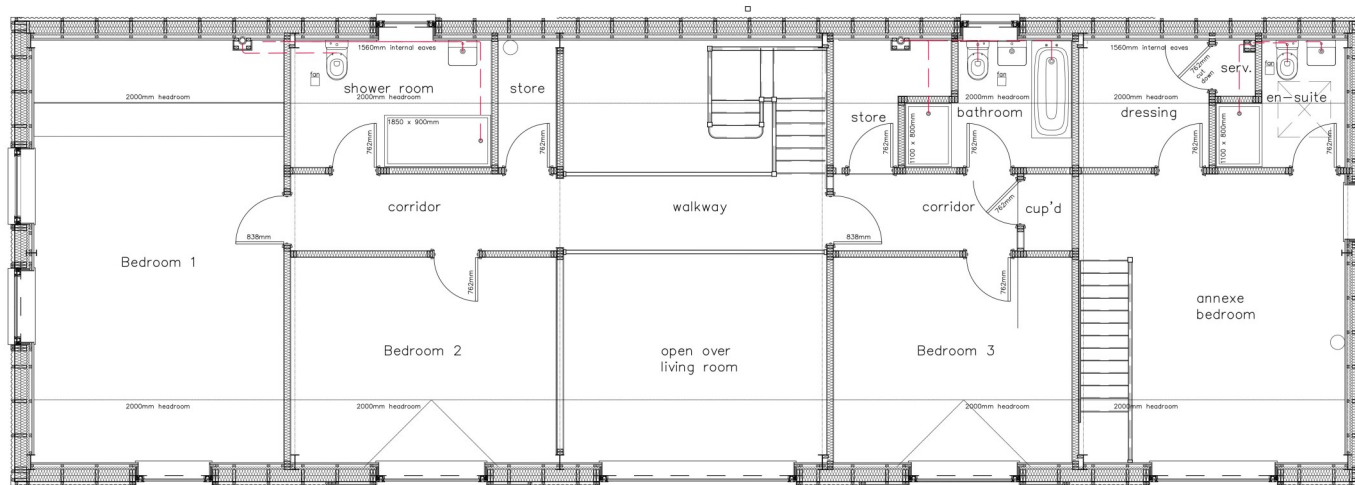
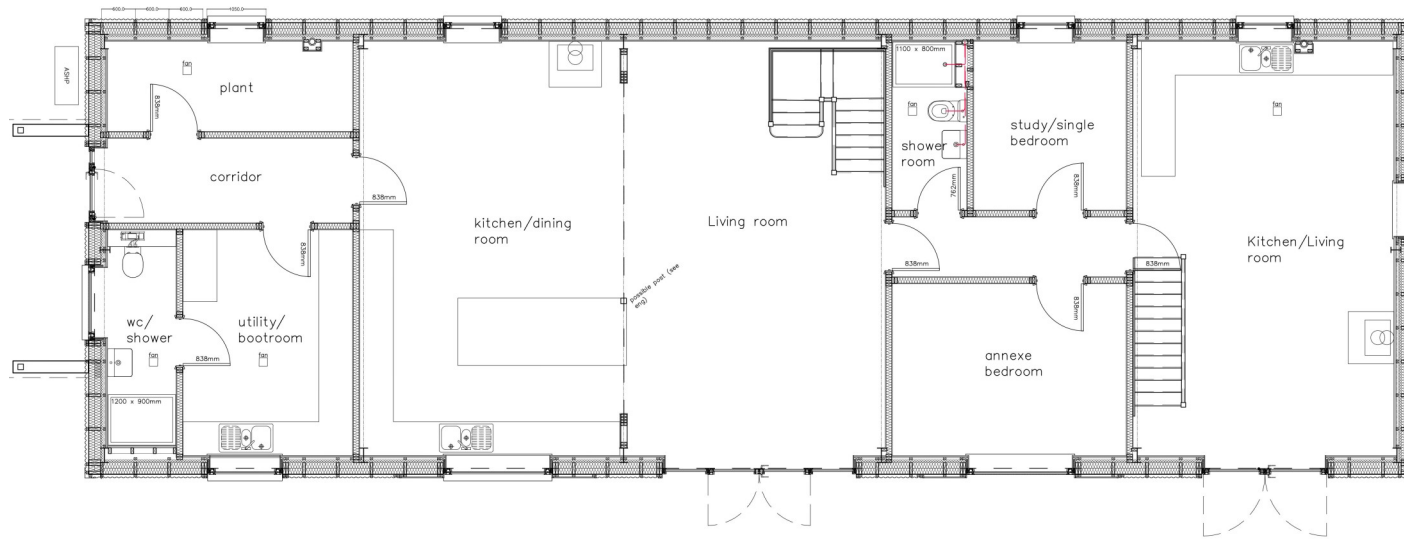
Whilst the conversion takes place, there is currently a two bedroom single storey dwelling - a fully mobile, static twin unit, equipped with gas central heating and woodburning stove - that is situated on site.

OUTSIDE

Situated within a plot of about 1.7 acres, the property is approached from a farm track onto a private driveway leading to Old Drove Farm. The driveway meanders through the property, with a fully enclosed paddock to the left-hand side, benefitting from a field shelter. The drive leads to the current agricultural barn, with ample parking and leading to



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First floor plan
as proposed
0m 0.5 1.0 1.5 3.0m
1:50

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

the treatment plant and outdoor kennels. To the front of the barn, there is the single storey dwelling, with views across the lawned gardens to the front.

Continuing to the rear of the plot, the driveway leads to the stable block - consisting of four stables, tack room, feed room and large Utility area. Situated behind the agricultural barn, there is a fully enclosed paddock, with a five-bar gated access.

SERVICES & OUTGOINGS

We understand that mains electricity is connected to the property, via three-phase supply. Private water supply via borehole (with full filtration system in place) but currently without holding tank. Drainage is to a private shared treatment plant (Vortex 20). This system serves four neighbouring properties, with an equal share of maintenance costs. The system currently complies to the General Binding Regulations but will likely need an increased capacity. The single storey dwelling is fitted with gas-fired central heating (via LPG) and woodburning stove.

Council Tax: Band A - Mid Devon District Council.

SITUATION

The property is situated within the hamlet of Woodgate, just a short distance from Culmstock; set within the heart of the Culm Valley, and with views of open countryside. Culmstock boasts an excellent pub, church and primary school. The larger village of Uffculme lies to the south with a diversity of shops, thriving community and highly regarded local authority secondary school. Tiverton and Wellington are within convenient reach and afford more extensive commercial facilities with both Taunton and Exeter lying within easy commuting distance. The M5 (J27) is situated about 4.5 miles away, with Tiverton Parkway station.

DIRECTIONS

What3words:///centrally.bedrock.cheerily (to driveway)

What3words:///sonic.juggle.cost (to entrance)

ADDITIONAL INFORMATION

Broadband: Broadband is available (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of speeds, we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK.

Planning Permission: Class Q planning permission has been granted for the conversion of the large barn currently on site, to provide for a four bedroom detached dwelling (please see plans to the left-hand side).

Rights & Restrictions: For the duration of the conversion, Mid Devon District Council are aware of the two bedroom single storey dwelling currently on site, which is subject to council tax payments, and will need to be removed once the conversion has been completed. Planning permission could be sought for the relocation of the single storey dwelling, subject to MDDC approval.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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