



Traceys Grain Barn,
Longcombe, Totnes, TQ9 6PW



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Guide Price of £295,000

A substantial detached stone barn with planning permission to convert into a five bedroom home. Good size gardens and parking set in the desirable Longcombe Valley a short distance from Totnes.

- Planning Permission for:
- Five Bedrooms
- Four Bathrooms
- Enjoying plenty of natural light through the design
- Convenient location
- Semi-rural and Orchard views
- Good size gardens and parking

Totnes 2 miles approx., Torbay 5 miles approx., Kingsbridge 15.3 miles approx., Dartmouth 16.3 miles approx., Exeter 27.6 miles approx., Plymouth 26.1 miles approx., Newton Abbot 10.1 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Traceys Grain Barn is set in the residential and agricultural hamlet of Longcombe, which is within the Parish of Berry Pomeroy, 2 miles from Totnes and 5 miles from Torbay. Totnes is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. Other benefits are a community Hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its own Norman Castle. A mainline railway station connects to London Paddington with easy rail communication to the rest of the country. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter, Plymouth and beyond.

Description

Having formally been part of Traceys Farm this detached stone grain barn has had many uses over the years, but it is now time for a conversion, creating a substantial family home within its design offering five bedrooms and four bathrooms. Plenty of natural light with the South East elevation on the ground floor, having plenty of glazing. Impressive, vaulted entrance hallway with parking and gardens. Conveniently located with easy access to Totnes or Torbay. Semi-rural outlook with residential and agricultural neighbours. The property benefits from having a private drainage connection on site (subject to service charge). Current corrugated roof in the current design is to be replaced with natural slate.

Architect Drawings compiled by Andrew Lethbridge Ltd, Architecture and Design, 117 Fore Street, Kingsbridge, TQ7 1AL. Tel: 01548 853699. Email: mail@andrewlethbridge.co.



Accommodation/Plans

Offering reverse level living with three double bedrooms with a southerly aspect. Plenty of natural light and two further suites with built wardrobes, both ensuite. Large entrance hall with two sets of double doors opening out into the garden and courtyard with valuated ceiling, making a light and airy accommodation. Stairs rising to the first floor.

First Floor

Offering a bedroom/study with additional bathroom. Kitchen/Breakfast area enjoying plenty of natural light from the glazed entrance on the ground floor. Large roof lights. Living and dining area with large gable end windows overlooking the garden. Large roof lights allowing plenty of natural light into this space.

Outside

The outside is divided into two main terrace areas with plenty of additional hardstanding and parking within the design.

Planning Permissions

Planning Permission granted 4th June 2009. Planning Reference Number: 03/0985/09/F. For conversion of the stone barn subject to 13 planning conditions.

Application dated 3rd July 2014. Application Reference Number: 03/1748/14/VAR. Removal of condition 9 (9 obscure glass).

Lawful Developments Certificate for Existing Use and Confirmation Commencement of Ref: 03/0985/09/F. Certificate of Lawfulness is 4158/23/CLE. Application dated 18th December 2023.

Services

There is currently electricity connected but a new connection will be required by the purchaser. Private drainage system connection on site. A share of the service charge which is shared with other properties. Mains water close by in the lane.

Agents Note

Prospective purchasers are advised to make their own enquiries regarding the planning conditions left to discharge including points 5,6,7 and 10. The vendors have advised Rendells they would have no objection if the buyer was to make a planning application to convert the barn into two units rather than one.

Tenure

Freehold.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

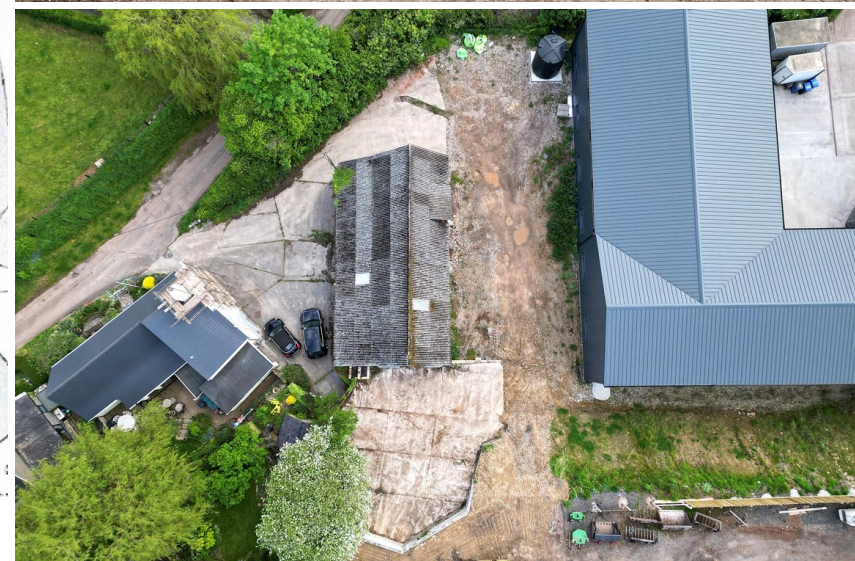
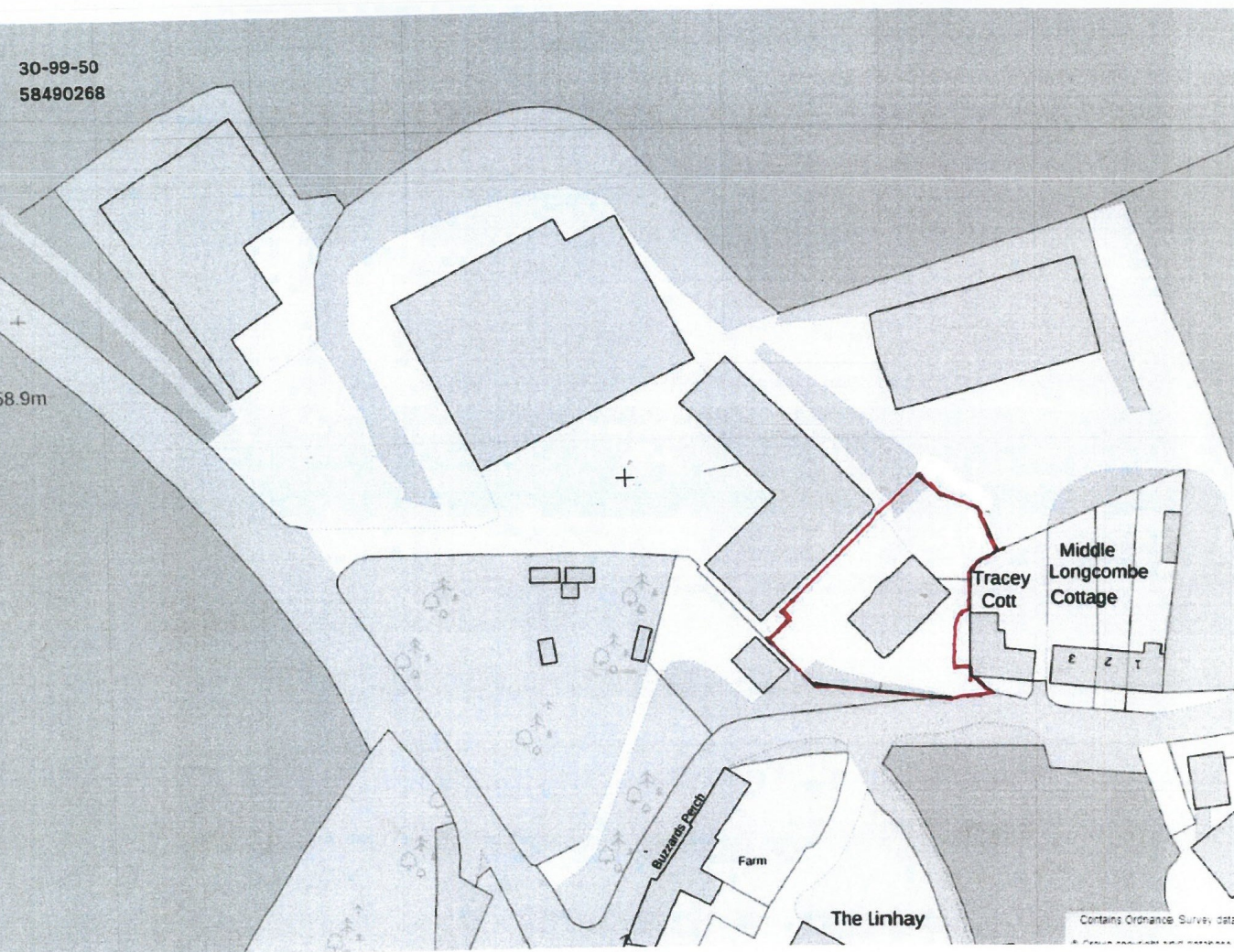
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Totnes, proceed up Bridgetown Hill out of Totnes towards Paignton. After approximately 1.5 miles, turn right at Longcombe Cross (by the garage) and signed Stoke Gabriel. After 0.25 of a mile, turn left into Longcombe Hamlet and Traceys Grain Barn can be found on your left up over a concrete drive.

What3words: <https://w3w.co/conspired.socket.dwell>





Consumer Protection from Unfair Trading Regulations 2008

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