



East Rowden Barn, Sampford Courtenay, Devon

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East Rowden Barn, Sampford Courtenay, Okehampton, Devon EX20 2SE

An excellent opportunity to acquire a barn with Class Q Permitted Development for conversion into a four-bedroom family home with approximately 6.8 acres, set in an idyllic rural position.

A30 5.0 miles, Okehampton 5.5 miles, Okehampton train station 6.4 miles, Exeter 23.0 miles

The design provides for: Sitting room | Kitchen/breakfast room | Utility | Snug/playroom | Study | Cloakroom | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Garage | Garden | Woodland | Approximately 6.8 acres

The property

East Rowden Barn provides an exciting opportunity to acquire a barn with Class Q Permitted Development in a picturesque rural position in West Devon with far reaching countryside views. Consent was granted in August 2023 for the conversion into a four-bedroom family home totalling approximately 3,476 sq ft.

On the ground floor proposed plans include a welcoming entrance hall that leads through to a sitting room with sliding glass doors the length of the room that open onto the garden and allow for a wealth of natural light. An adjoining snug/playroom provides further reception space while there are also plans for a useful study. Plans also include a spacious kitchen/breakfast room with a dual-aspect and an adjoining larder providing further space for storage. A utility room will provide further space for appliances with the ground floor plans completed by

a cloakroom. Upstairs, plans include four double bedrooms with the principal bedroom benefiting from an en suite shower room. Plans also include a family bathroom on this floor.

The planning history can be viewed on the West Devon Council planning portal under reference 2042/23/PDM

Outside

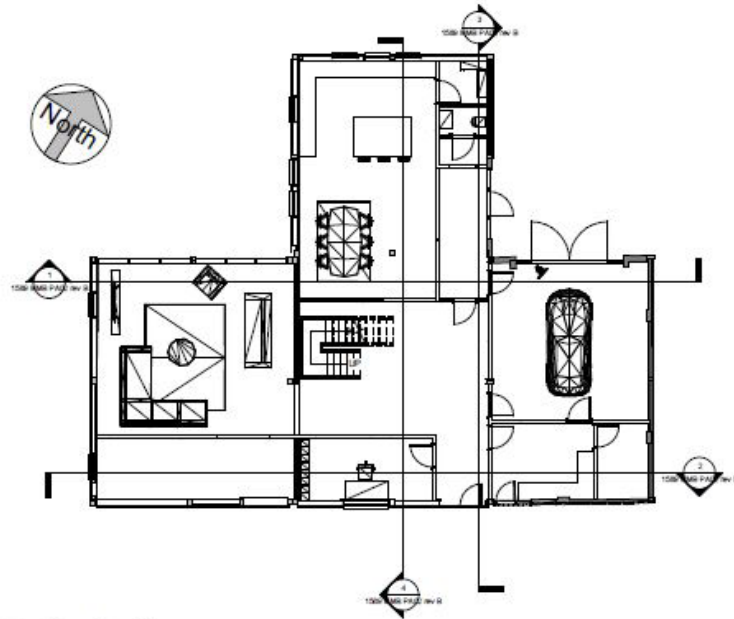
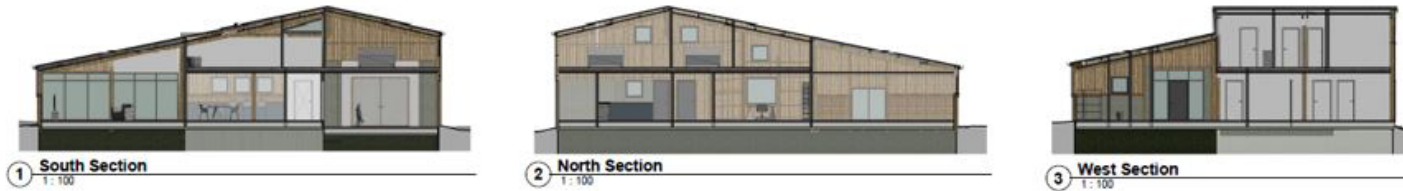
East Rowden Barn will sit in grounds of approximately 6.8 acres which includes a large rear garden bordered by mature hedgerow and specimen trees providing privacy as well as a paddock and an area of woodland. The northern boundary includes and follows a stream.

Parking is provided on the driveway to the rear of the property and by an integrated garage/carport.

Location

The property is set in a peaceful rural position close to the small village of Sampford Courtenay. The village has a well-regarded local pub, a village hall and a parish church, while nearby North Tawton offers further everyday amenities, including a local primary school. The town of Okehampton is just five miles away, providing a range of shops and supermarkets, as well as leisure facilities. Okehampton also offers a choice of schooling, including the outstanding-rated secondary, Okehampton College. For leisure, there are plenty of excellent walking, cycling and riding routes across the nearby Dartmoor National Park, while golf is available at Okehampton Golf Club. The property is also well situated for access to both the north and south coastlines which can be reached within an hour. The cathedral city of Exeter, approximately 23 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good restaurants and shopping. By road, the A30 provides fast and efficient connections to Exeter, and the M5. Okehampton station is 6 miles away providing services to Exeter with fast onward connections to London (two hours).





Directions

What3Words///ends.sensibly.merely brings you to the property's driveway.

General

Local Authority: West Devon Borough Council
Services: Private water via a borehole.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Right of Access: East Rowden Barn will have a right of access over the lane to access the property.

Tenure: Freehold

Planning Reference: 2042/23/PDM. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guide Price: £300,000

Exeter

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