



Nutcombe Barns

East Allington, Totnes, Devon, TQ9 7QE

RENDELLS

Nutcombe Barns

East Allington Totnes, TQ9 7QE

Guide Price of £695,000

Nutcombe Barns is set in a loose courtyard formation with two detached barns and a pair of semi-detached barns. The barns have been granted full residential planning permission to convert into four dwellings with their own private outdoor gardens space along with a communal farmyard courtyard and private parking.

- A rarely available opportunity to acquire a collection of barns with full residential planning permission to convert.
- A delightful country setting with far reaching views across the valley beyond.
- Approximately 2 acres of land with planning to create a new private entrance and driveway.
- Small orchard and stable block.
- An opportunity to create an eco-efficient development with solar panelling and ground heat source heating.

Situation

1.7 miles away is the popular village of East Allington, has a Parish Church and a well-regarded Primary School, part of an academy collection of schools. The Fortescue Arms Pub is popular and well supported. There is an enviable recreational ground, a multi-purpose fenced play area with newly installed equipment, football field, skateboarding ramp, picnic area and a large dog friendly meadow. The surrounding South Hams countryside is delightful, unspoilt and offers excellent opportunities for outdoor pursuits. The nearby market town of Kingsbridge is on the Salcombe Estuary and is approximately 5 miles and offers good shopping facilities, cafes, restaurants, and a renowned secondary school. Totnes is the historic gateway to the South Hams also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts are also within very easy reach.

Property

Set overlooking a delightful Devon valley, Nutcombe Barns are set in a loose courtyard formation with two detached barns and a pair of semi-detached barns. The barns have been granted full planning permission to convert into four dwellings with their own private outdoor areas along with a communal farmyard courtyard and private parking. There is also planning permission for a new driveway and entrance to the development through a paddock of approximately 2 acres.

Barn 1

The shippen. A detached barn taking in wonderful direct views over the valley and beyond. Having a substantial footprint and planning permission has been granted to create a master suite, dressing room, 2 further bedrooms, 3 bathrooms, utility room, a good size kitchen and a sitting/dining room with views. Some partial conversion works have been completed including new roof and internal timbers and flooring. Please see attached plans.

Barn 2

The Stables. A detached barn with planning consent for a 3 bedroomed, two bathroom property with a kitchen/diner and a sitting room located on the first floor making the most of the views. Please see attached plans.





Barn 3

The Linhay. A semi-detached barn with planning permission for a 3 bedroom and 2 bathroom property with the sitting room on the first floor making the most of the location. Please see attached plans.

Barn 4

Threshing Barn. A semi-detached barn with planning permission for a 3 bedroom and 2 bathroom property with the sitting room on the first floor making the most of the location. Please see attached plans.

Further option to purchase barns individually:

- Barn 1 £250,000
- Barn 2 £195,000
- Barns 3 & 4 £250,000

If sold separately you can also buy the stables, orchard and lane.

Tenure

Freehold.

Services

Mains electricity (x 2 supplies). A borehole will be required to be installed to supply the dwellings with water and a shared private drainage system. There is also opportunity to create an eco-efficient development with solar panelling and ground heat source heating.

Agents Note

We are advised the owner of the class Q Barn is willing to take on a 50% share of the new driveway cost with the other 50% costs being the responsibility of the 4 Barns. No formal agreement is in place as yet.

Planning Portal Reference at South Hams District Council

REF: 0903/25/FUL.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing Arrangements

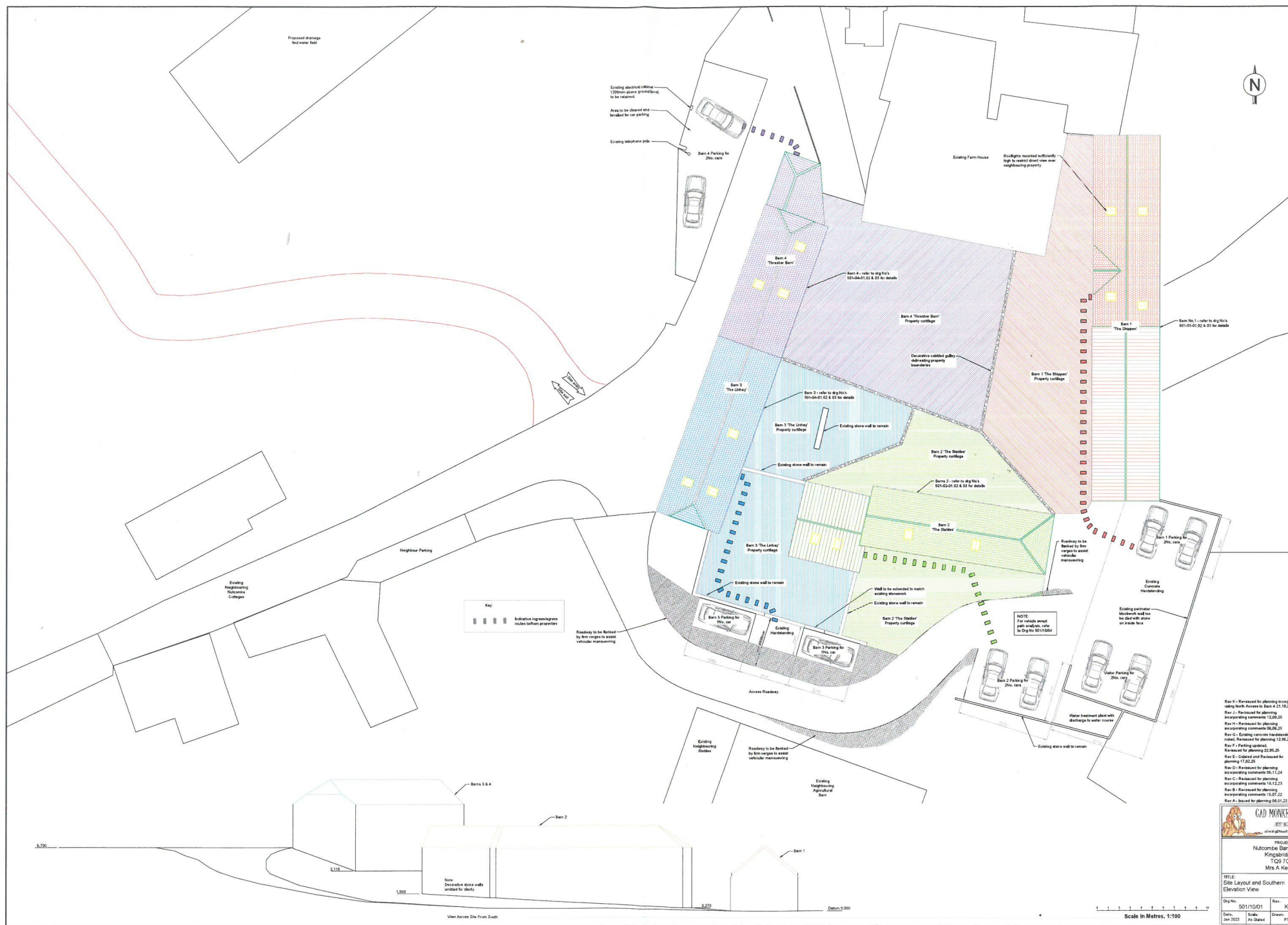
Strictly by appointment with a member of the Rendells team on 01803 863888.

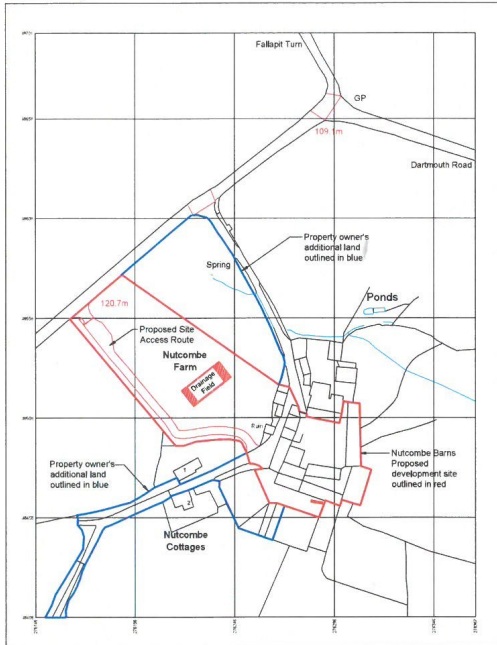
Directions

From Totnes take the A381 for Kingsbridge and continue for approximately 8 miles. Take the second left turning for East Allington after The Mounts. After approximately 1 mile along the lane towards East Allington at Nutcombe Cross turn right and Nutcombe Farm is situated on the left, turn into the private lane and go past the farmhouse and turn right through the gap in the fence and the barns will be on the left.

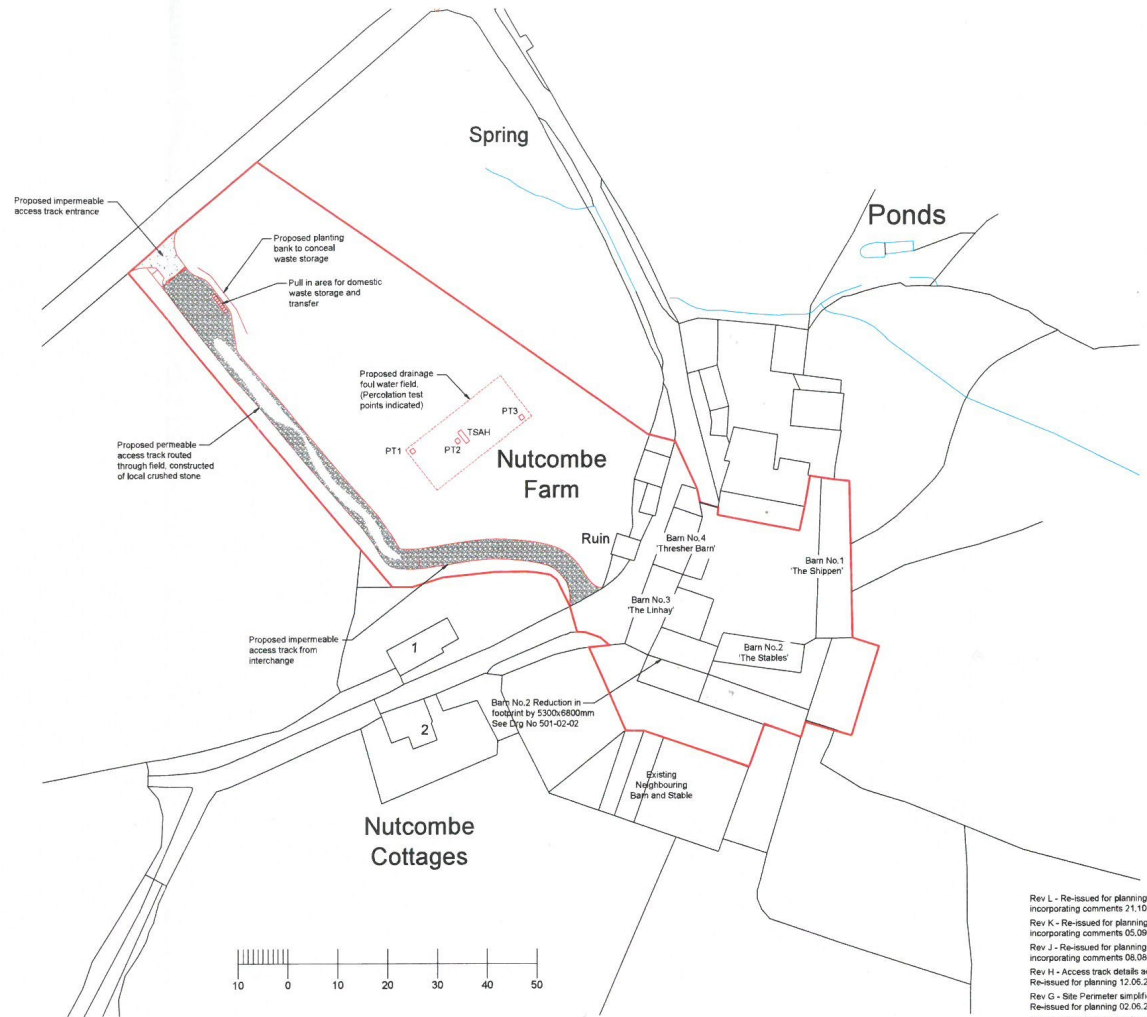
What3Words: animals.secretly.feasted







Site Location Plan
Scale 1:1250



Block Plan
Scale 1:500

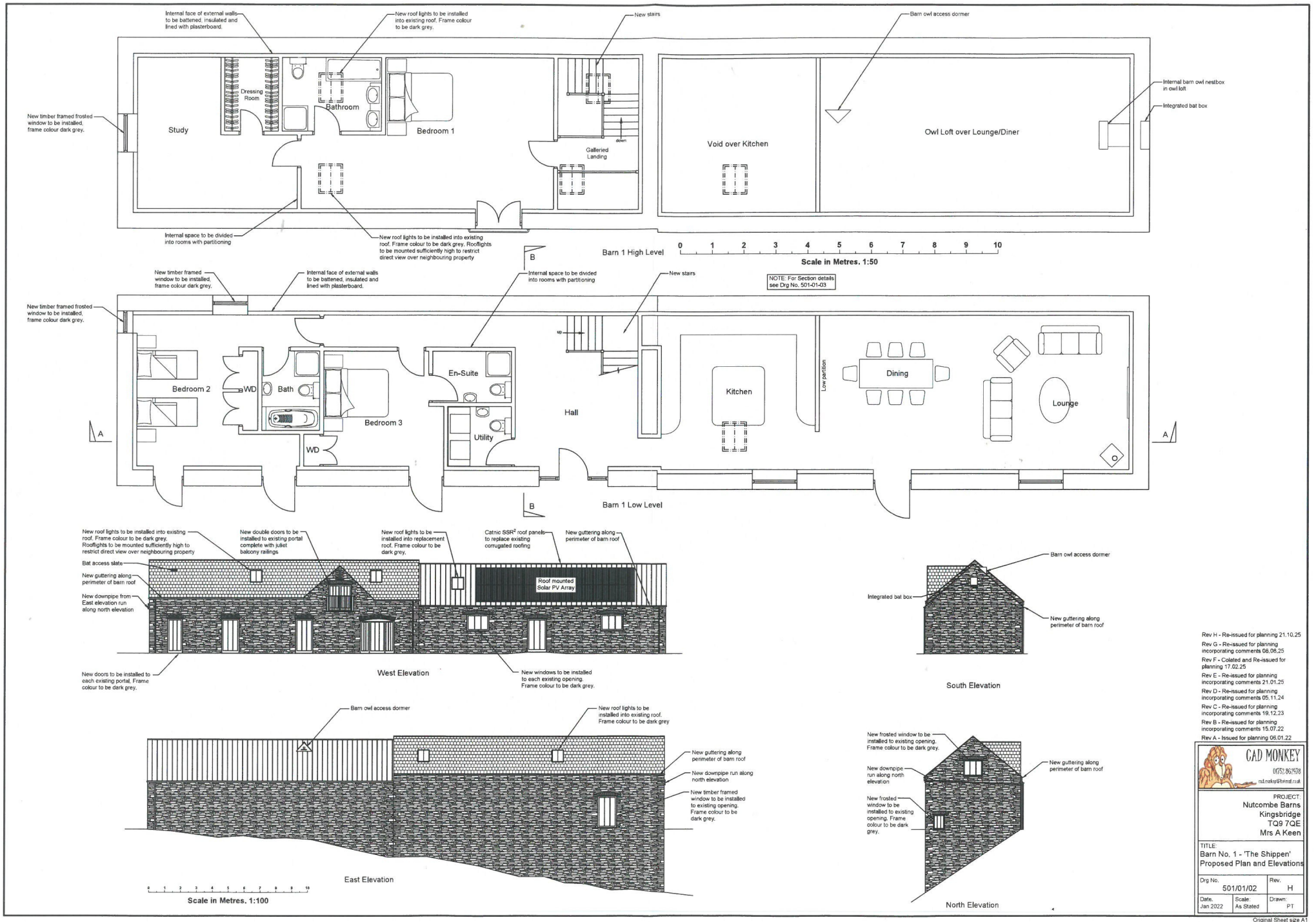
Rev L - Re-issued for planning incorporating comments 21.10.25
Rev K - Re-issued for planning incorporating comments 05.09.25
Rev J - Re-issued for planning incorporating comments 08.08.25
Rev I - Access track details added. Re-issued for planning 12.06.25
Rev H - Site Perimeter simplified. Re-issued for planning 02.06.25
Rev G - Site Perimeter updated. Re-issued for planning 22.05.25
Rev F - Coloured and Re-issued for planning 17.02.25
Rev E - Re-issued for planning 05.11.24
Rev D - Re-issued for planning 15.07.22
Rev C - Re-issued for planning 06.01.22

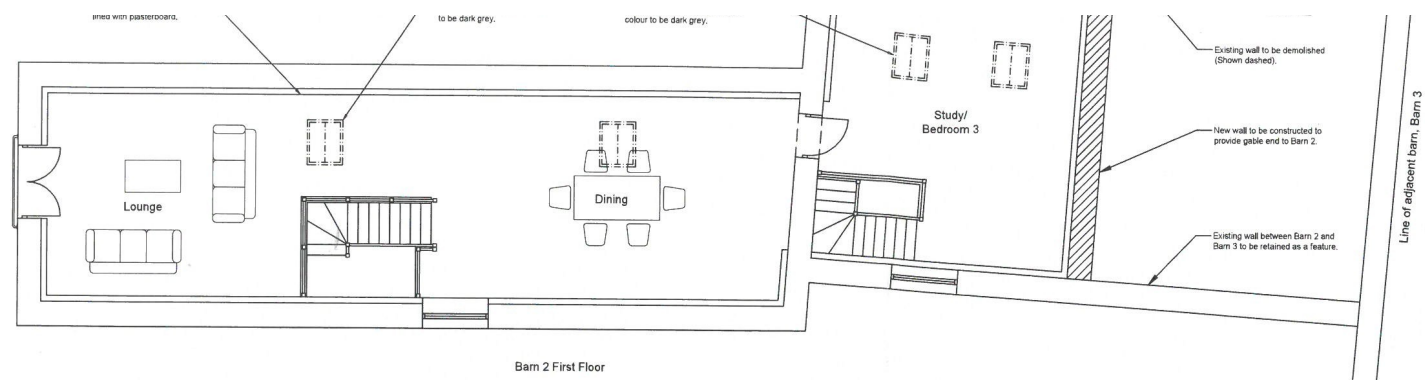


PROJECT:
Nutcombe Barns
Kingsbridge
TQ9 7QE
Mrs A Keen

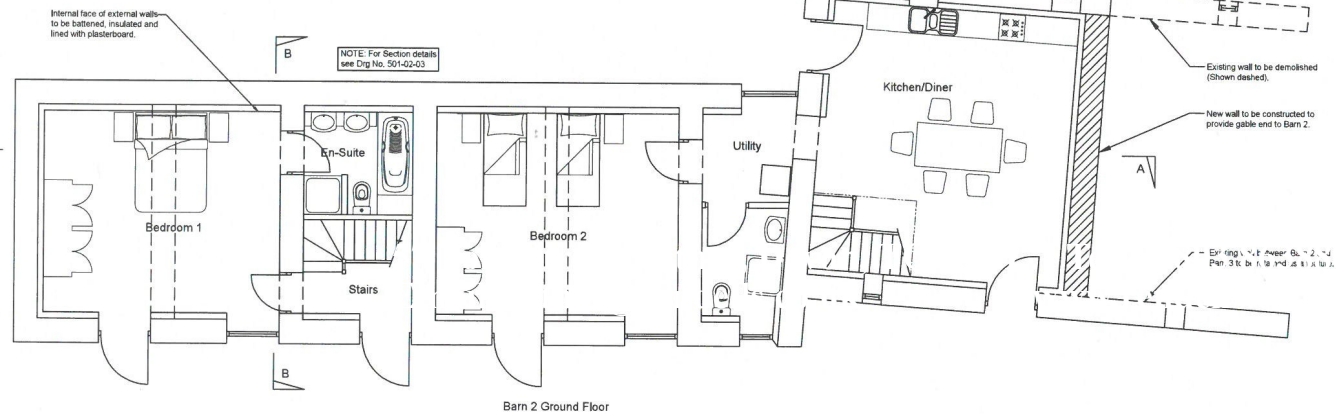
TITLE:
Site Location Plan and
Block Plan

Dwg No.	501/00/01	Rev.	L
Date:	Jan 2022	SCALE:	As Stated
		DRAWN:	PT

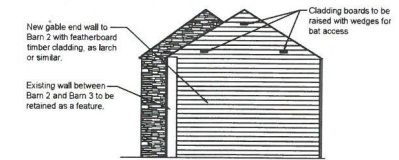




Scale in Metres. 1:50

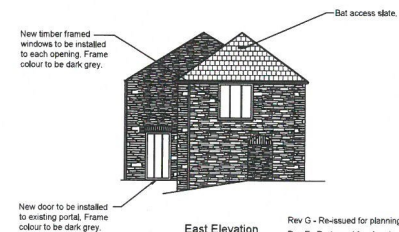


Barn 2 Ground Floor



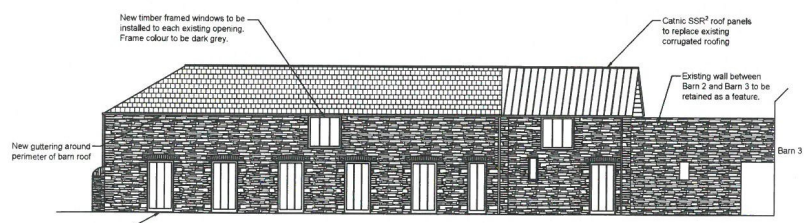
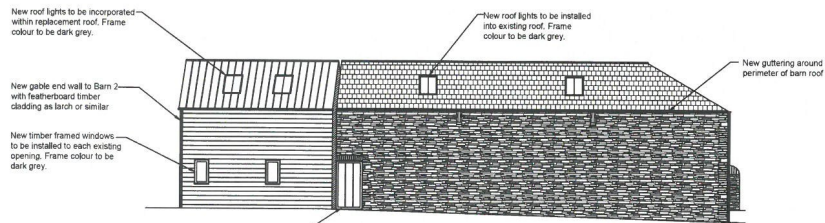
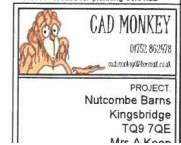
West Elevation

Scale in Metres. 1:100



East Elevation

Rev G - Re-issued for planning 21.10.25
Rev F - Re-issued for planning incorporating comments 06.08.25
Rev E - Colored and Re-issued for planning 17.02.25
Rev D - Re-issued for planning incorporating comments 05.11.24
Rev C - Re-issued for planning incorporating comments 19.12.23
Rev B - Re-issued for planning incorporating comments 15.07.22
Rev A - Issued for planning 06.01.22



Barn 3

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.