



Colliewobbles

West Chilla, Beaworthy, Devon, EX21 5XQ



Colliewobbles

West Chilla, Beaworthy, EX21 5XQ

£400,000 Guide Price

Development site for a 3 / 4 bedroom barn conversion

Approximately six acres of paddock and woodland

Two bedroom lodge with water, electric and drainage connected

Peaceful rural location

Close to Holsworthy, Hatherleigh and Okehampton



Location

Chilla is situated between the towns of Holsworthy, Okehampton and Hatherleigh with excellent travel links to the both the A30, M5 and Atlantic Highway.

Holsworthy has an excellent range of professional services, shops including a Waitrose supermarket, leisure amenities, schools and a weekly pannier and livestock markets. The popular seaside resort of Bude on the North Cornish coast is some 16 miles and Launceston and the A30 is some 9 miles.

The surrounding area has much to see and do with the likes of Roadford Lake and vast expanses of Dartmoor National Park within easy reach.

Description

Class Q permission has been granted to create an impressive 3 double bedroom (2 ensuite) single story luxury dwelling occupying an enviable position. The barn sits in a sheltered location on a generally level 6 acre plot, divided into two paddocks and woodlands, with views over its own land. Positioned in a quiet location on a private “no-through” road, excellent privacy is afforded.

The peaceful and tranquil location remains close to Holsworthy, Hatherleigh and Okehampton which links to Exeter and down into Cornwall. Within striking distance of the local town and its amenities, this would make the ideal property for anyone looking to live “the good life”.

Accommodation

THE BARN

The barn boasts generous proportions, level access and planning permission in place to allow this wonderful barn to be converted into an impressive country residence.

The barn is a steel framed structure with wood cladding to the front and corrugated iron to the back and sides.

THE LODGE

There is already a static lodge on site which features a spacious living/ dining room with log burning stove and views over the pasture, fitted kitchen, two double bedrooms, one ensuite, and a family bathroom.

The wooden lodge measures 12 x 6 meters and is connected to the water treatment plant, borehole water system and mains electricity. The

cabin provides extremely comfortable living whilst the main property is being constructed.

THE LAND

The property measure approximately 6.5 acres and is made up of predominantly rough grazing split into two paddocks. There is also approx. 1 acre of woodland and an orchard planted with a mixture of cherry, pear apple and plum trees make up the rest of the land.

PLANNING PERMISSION

Planning permission was granted by Torridge District Council under cover of application number 1/0429/2025/AGMB dated 19th May 2025. Prior notification for the change of use of agricultural building to 1no. dwellinghouses and associated building operations under Class Q. A copy of the permission and associated documents can be viewed on Torridge District Councils website at torridge.gov.uk.

LAND PLAN & DRAWINGS

The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy. The architect drawings are for indicative purposes only.

BOUNDARIES

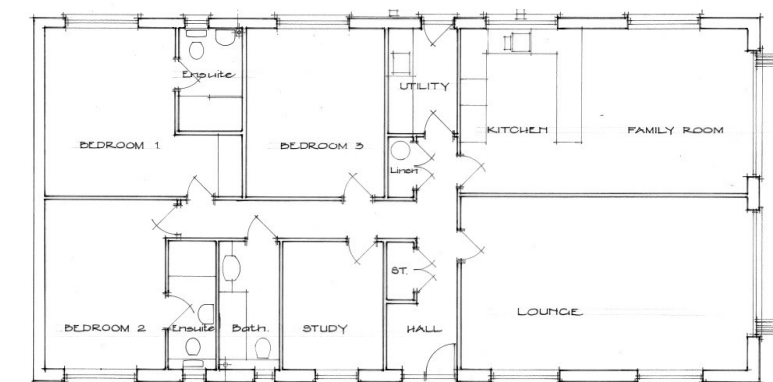
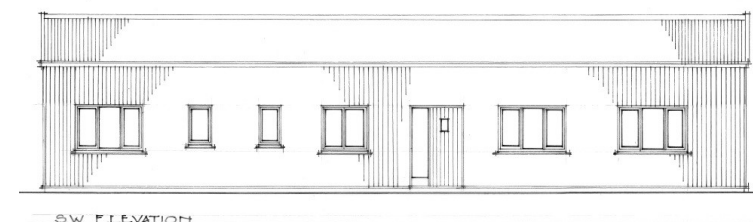
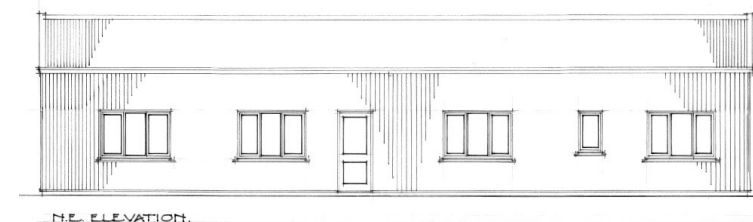
Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

decision acting as experts shall be final.

SERVICES

Private water connection is installed on the site, private drainage is installed on the site, mains electric is installed to the lodge and the barn.

WHAT 3 WORDS: ///partied.openly.recovery





Kivells Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA

01409 253888

holsworthy@kivells.com

kivells.com



Find us on [Facebook] [X] [Instagram] [YouTube] [LinkedIn]

Scan for material Information

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.