



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Stables For Development  
Southland Park  
Highampton  
Beaworthy  
Devon  
EX21 5JG



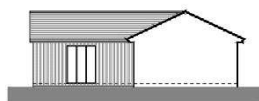
**Asking Price: £295,000 Freehold**



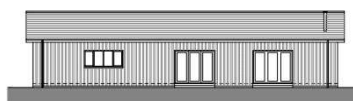
**south elevation**



**east elevation**



**north elevation/  
section (courtyard)**



**west elevation**

**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)**

The Stables For Development, Southland Park,  
Highampton, Beaworthy, Devon, EX21 5JG



- FORMER STABLES WITH PLANNING PERMISSION GRANTED
- PROPOSED ACCOMMODATION OF 3 BEDROOMS
- WORK HAS BEEN STARTED WITH THE BASE, WALLS AND ROOF
- APPROXIMATELY 2.5 ACRES
- GARDENS AND PARKING
- ENCLOSED PADDOCK
- EPC: TBC



## Overview

Occupying an elevated position within the highly sought-after Devon village of Highampton, this exceptional former stable enjoys breathtaking far-reaching views across the surrounding countryside towards the majestic landscape of Dartmoor National Park. Offering an exciting opportunity to create a bespoke countryside home, the property benefits from planning permission for conversion into a spacious three-bedroom detached residence.

Constructed with future conversion in mind, we understand the existing structure, including the roof, walls and foundations, was built to the necessary standard, providing an excellent starting point for those looking to bring their dream home to life. The approved plans have been thoughtfully designed to offer well-balanced accommodation, comprising a generous principal bedroom with en-suite shower room, a further double bedroom, a versatile third bedroom or home office, a contemporary family bathroom, a separate kitchen/dining room and an impressive living room, perfectly positioned to make the most of the outstanding rural outlook.

Set within approximately 2.5 acres, the property offers an enviable lifestyle opportunity with a generous paddock ideal for those wishing to keep horses or livestock, alongside garden areas and ample off-road parking. Whether you are seeking an equestrian retreat, a smallholding lifestyle or simply the peace and tranquillity of Devon's rolling countryside, this unique development presents a rare chance to create a stunning home in an idyllic rural setting while remaining within easy reach of village amenities.



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## Location

The small village of Highampton has a popular Pub, Primary School, Village Hall etc. The Picturesque village of Sheepwash is 2.5 miles distant with its 'Fishing' Pub and Post Office/Stores. The bustling market town of Holsworthy with its Golf Course and Bowling Green is some 10 miles, whilst Bude and the North Cornish Coast with its safe sandy, surfing beaches is some 19 miles. The market town of Hatherleigh is some 5 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 12 miles. The Cathedral and University City of Exeter together with the M5 motorway is some 32 miles distant. Torrington is 18 miles and Bideford some 20 miles with Barnstaple some 30 miles.



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team  
at the Bond Oxborough Phillips Sales &  
Lettings on

**01409 254 238**

For more information or to arrange an  
accompanied viewing on this property.

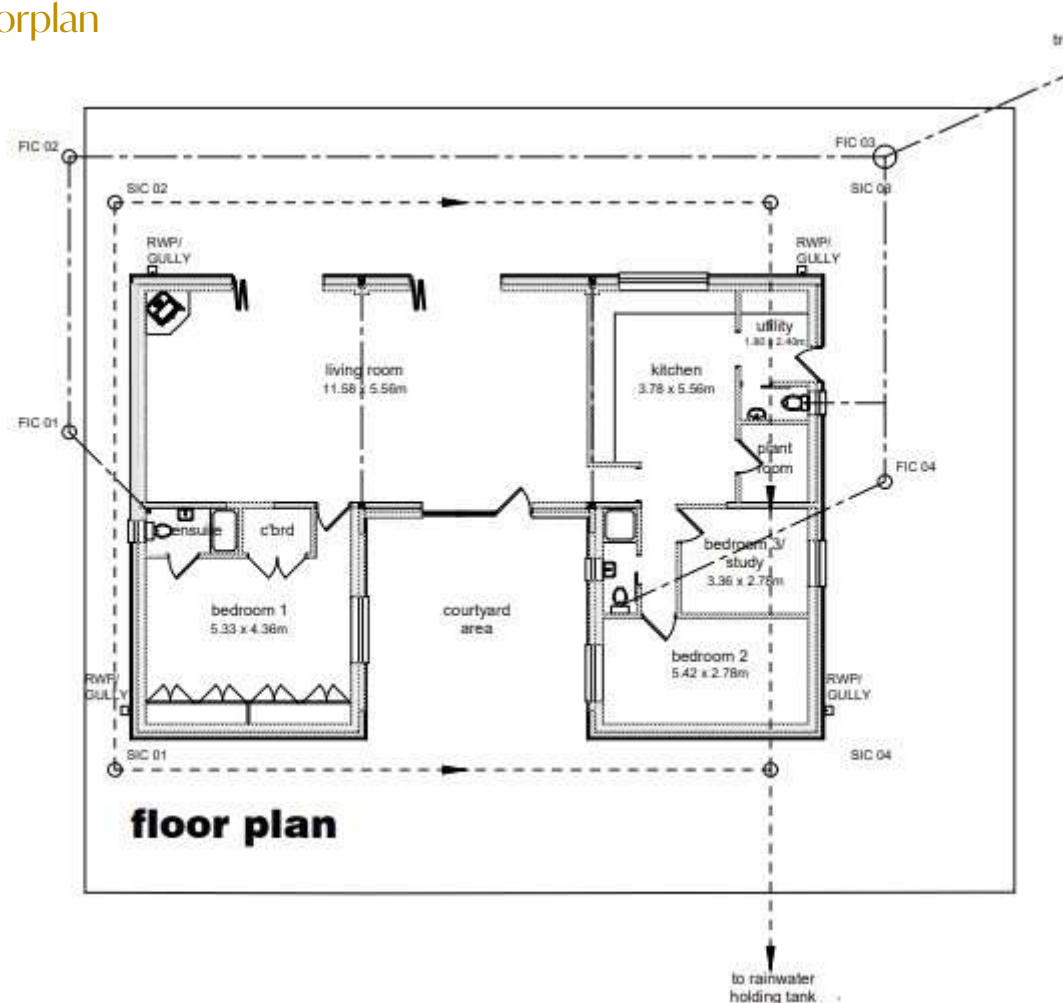
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## Proposed Floorplan



## Directions

From Holsworthy proceed on the A3072 Hatherleigh road, follow this road until you reach the village of Highampton. The property will be found on the right hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.

### The Plans

Planning permission has been granted for the Conversion of stables to 1 dwelling. Plans are available to view on the Torridge planning portal with reference 1/0654/2024/FUL

### Agents Notes

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.