



Bond
Oxborough
Phillips

Changing Lifestyles

Barn Adjacent to Cedar Barn

North Tawton

EX20 2DN



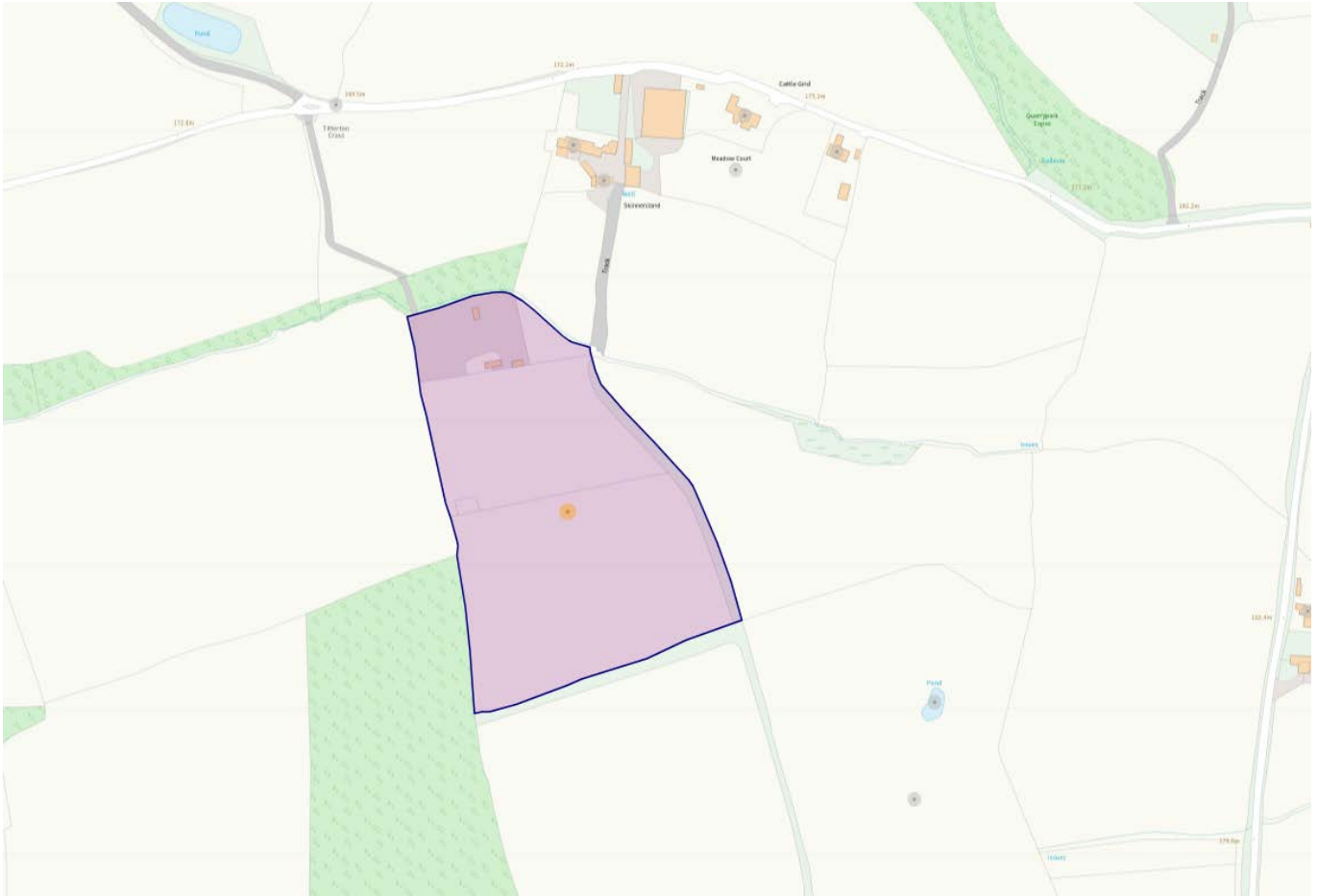
Guide Price - £210,000



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Barn Adjacent to Cedar Barn, North Tawton, EX20 2DN.

Approximately 9.23 Acres Of Level Pasture With A Substantial Modern Agricultural Barn, Borehole Water Supply And Exciting Future Potential In A Desirable Rural Setting...



An exciting opportunity to acquire an impressive parcel of pasture land extending to approximately 9.23 acres, complete with a substantial modern agricultural barn measuring approximately 60ft x 25ft, situated in a peaceful rural position on the outskirts of the popular Mid Devon town of North Tawton. Offering an excellent combination of established infrastructure, practical agricultural use, and future potential, this is a rare opportunity suited to a variety of purchasers.

The land is predominantly level to gently sloping pasture, enclosed by stock-proof fencing, making it well suited to livestock grazing, equestrian use, or smallholding purposes. The current owners are in the process of completing the construction of a high-quality agricultural barn, providing excellent storage for machinery, livestock, fodder, or general agricultural requirements. The building offers immediate practicality whilst also enhancing the long-term versatility of the holding.

Further benefiting from a private borehole water supply, the land is already equipped with an essential utility, reducing reliance on mains services and adding to its self-sufficiency. The owners have also explored the installation of a mains electricity connection, with quotations obtained, together with the potential for renewable energy solutions including solar panels, offering purchasers the opportunity to create an efficient and sustainable rural holding.

Of particular interest, planning applications have previously been explored for the construction of a residential dwelling together with a camping licence, highlighting the wider aspirations for the site and demonstrating its exciting future potential, subject to all necessary planning permissions and consents. Purchasers may wish to investigate similar opportunities to maximise the property's long-term value and versatility.

The property occupies an attractive countryside setting whilst remaining conveniently positioned within easy reach of North Tawton, a thriving Devon town offering a range of everyday amenities including shops, public houses, a primary school, medical facilities, and a strong local community. The nearby A3072 provides convenient access towards Okehampton and Crediton, with the A30 offering excellent links across Devon and Cornwall.

Opportunities to purchase well-equipped agricultural land with a substantial modern barn, established boundaries, private water supply, and genuine future potential are becoming increasingly scarce throughout West Devon. Whether you are seeking land for agricultural purposes, equestrian use, lifestyle aspirations, or a long-term investment opportunity, this unique holding offers exceptional scope in a highly desirable rural location.