

Skinner's Land Bondleigh North Tawton EX20 2DL



O.I.R.O - £280,000



Skinner's Land, Bondleigh, North Tawton, EX20 2DL.

A rare dual-barn opportunity in Devon, offering four-dwelling Class Q conversion, detached three-bedroom home, private gardens, parking, and expansion potential. ..



- Two Separate Access Drives
- Independent Construction & Future Use
- Excellent Site Logistics Available
- Ample Space For Contractors
- Peaceful Rural Countryside Setting
- Natural Screening From Mature Trees
- Convenient Mid Devon Location
- Easy Access To Local Amenities
- Schools, Transport Links Nearby
- Established Planning Consent Secured
- Flexible Space For Equipment
- Secure And Risk-Free Planning
- Private And Independent Access



A rare and exciting opportunity, this site offers two independent Class Q conversion projects, each with direct access and significant potential. Whether you are a developer seeking a proven scheme or a self-builder looking for a bespoke rural home, the flexibility, scale, and established planning position of this property make it a compelling investment in the heart of Devon.

Barn One – Agricultural Barn with Class Q Approval for Four Dwellings

This impressive barn benefits from secure Class Q planning consent for conversion into four spacious family homes, each measuring approximately 150 sqm. The proposed layouts have been carefully considered to maximise natural light and flow, with open-plan living spaces, well-proportioned bedrooms, and ample scope for high-quality contemporary finishes. The resulting homes will combine the character of their agricultural setting with modern comfort, providing a unique collection of three-bedroom houses in the Devon countryside. Each property will have its own private entrance and garden, with shared parking and access designed for practicality and convenience. Importantly, the principle of residential use on this site has been firmly established, offering developers the option of pursuing alternative schemes under the “fall back” position should they wish. Buyers also have the opportunity to acquire up to an additional acre of land, well-suited for allotment-style gardens or extended grounds.

Barn Two – Detached Three-Bedroom House with One-Acre Plot

Tucked away in a particularly private position, this attractive south-facing barn has approval for conversion to a detached three-bedroom home. Enjoying its own independent entrance and driveway, it offers seclusion from the larger barn development and captures uninterrupted views across the valley. The approved scheme provides a generous one-acre garden, offering the perfect balance of space for family living, gardening, or even smallholding use. For those seeking further scope, there is also flexibility to extend the plot by an additional acre, creating even greater possibilities for outdoor lifestyle or landscaping projects.

Together, these barns present a rare dual opportunity: a proven multi-unit scheme with clear development potential alongside a charming standalone home with land. The established planning consents and attractive rural setting combine to create a project of exceptional appeal for developers, investors, or individuals keen to create a home in the Devon countryside.

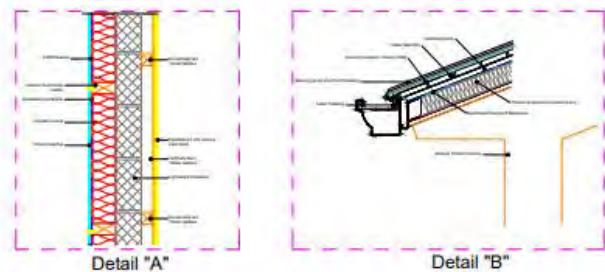
Changing Lifestyles



Proposed West Elevation

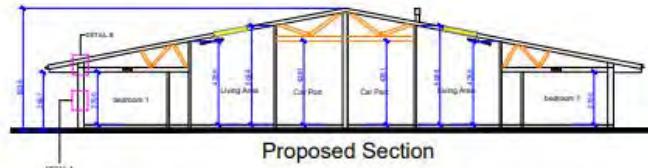


Proposed East Elevation



Detail "A"

Detail "B"



Proposed Section



Proposed South Elevation



Proposed North Elevation

SCALE BAR

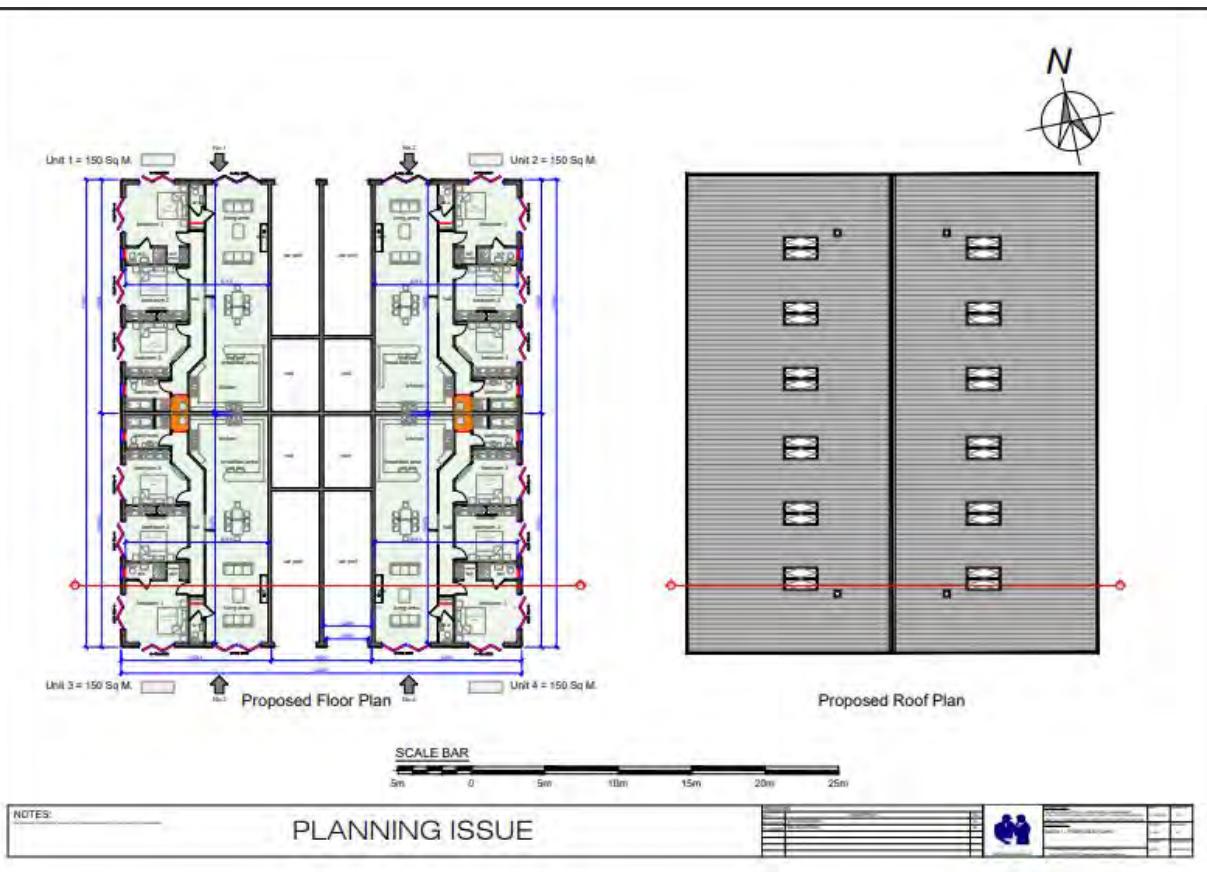
5m 0 5m 10m 15m 20m 25m

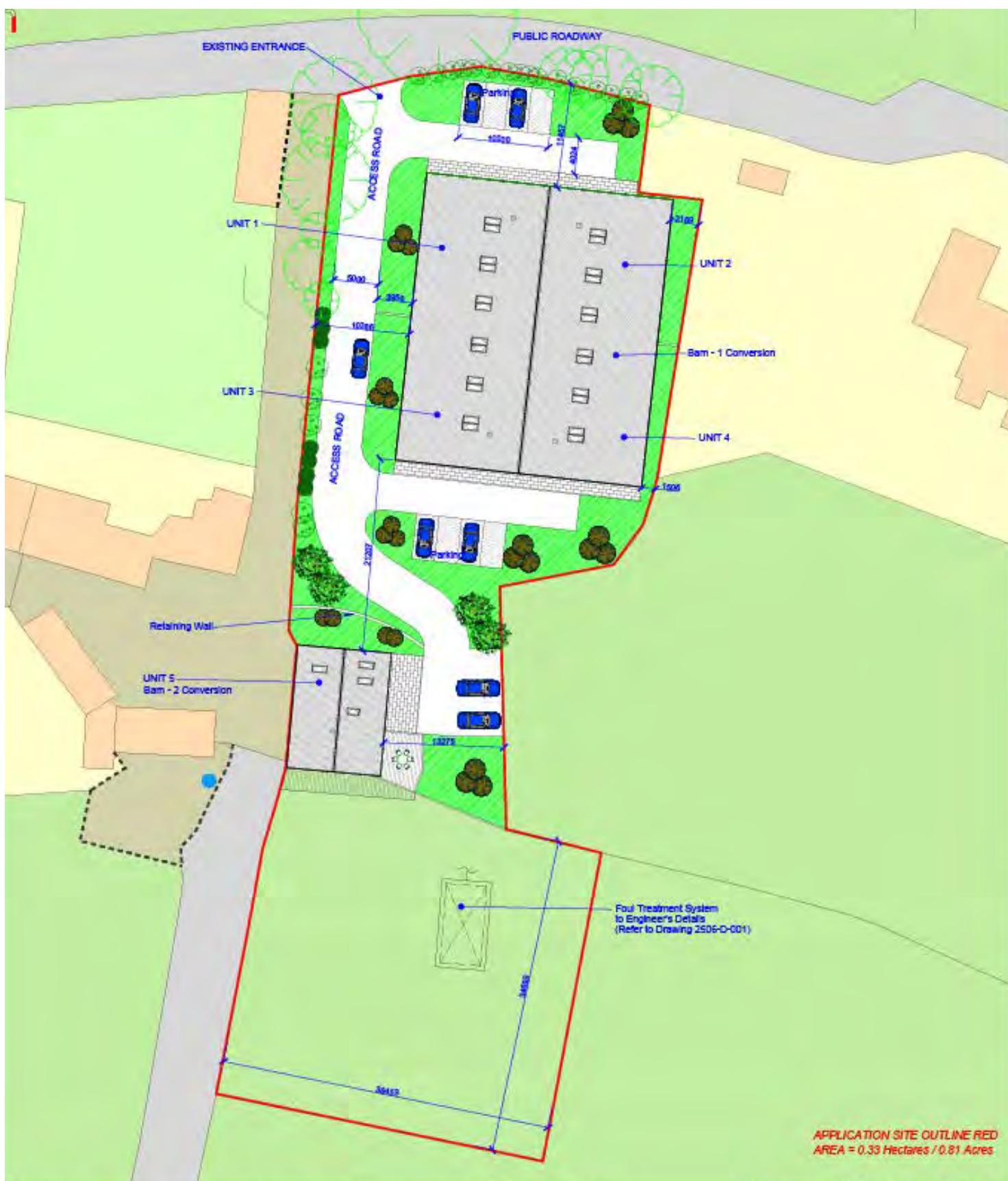
NOTES: _____ PLANNING ISSUE

| DESCRIPTION | | DIMENSIONS | | SCALE | | DRAWN BY | |
|-------------------------------|-------|------------|-----|-------|-----|----------|-----|
| PROPOSED ELEVATIONS & SECTION | 1:100 | 100 | 100 | 100 | 100 | 100 | 100 |
| SECTION 1 | 1:100 | 100 | 100 | 100 | 100 | 100 | 100 |



PROPOSED ELEVATIONS & SECTION
SECTION 1
1:100
100 100 100 100
SECTION 1
1:100
100 100 100 100





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If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

PLEASE NOTE:

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 £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.