



# Barn Close

Combe Raleigh, Honiton, Devon, EX14 4SG

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A rare opportunity to purchase a 2.3 acre country site with country views and planning approval for 4/5 dwellings

- Substantial detached house of circa 3000sqft
- Pair of semi-detached 3-bedroom single storey residences
- Detached 3-bedroom single storey residence
- Detached live/work unit
- Circa 2.3 acre site offering additional land to that on the planning applications
- Additional land of circa 0.6 acre available by separate negotiation
- Superb country position with westerly views

**GUIDE PRICE £950,000**

#### SITUATION

The site is located in an elevated position in the Blackdown Hills National Landscape and sits amongst some of East Devon's most picturesque rolling countryside, over which it has wonderful views. Combe Raleigh itself is a small village which has the pretty Parish Church of St Nicholas and is conveniently located, being only a 1 mile or so from the busy market town of Honiton. Honiton has a wide range of shops, sporting and leisure facilities, and main line rail link to London Waterloo.

The Cathedral City of Exeter is about 22 miles to the west and has an excellent shopping centre, theatres, main line express rail link to London (Paddington and Waterloo), M5 access and international airport. The M5 can also be accessed at Taunton, the County Town of Somerset, which also has a very good shopping centre, and lies some 17 miles to the north.

The World Heritage Jurassic Coastline at Lyme Bay is about 14 miles to the south where there are stunning country and coastal walks including the South West Peninsular Coastal Path, which runs over this dramatic and picturesque stretch of coastline. Sidmouth, East Devon's premier coastal resort, is a popular draw for tourists and is renowned for its beautiful Regency front and esplanade, as well as having an excellent range of independent retailers. Colyton Grammar School, one of England's top mixed state schools, is approximately 14 miles away.





## THE SITE

The site sits over about 2.3 acres and was formerly a dog kennels and cattery with a spacious detached bungalow. In 2019 planning was sought for a replacement dwelling on the site of the bungalow and Modark Architectural Designers were commissioned to design a cutting edge detached contemporary residence sitting on a plot of about 3/4 of an acre.

**Planning Ref: 19/1546/FUL**

In 2023, New Space Architecture took on the redevelopment of the kennels with planning approval granted for the conversion of two of the existing buildings to form one detached unit and a pair of semi-detached units. These buildings sit well within the curtilage of the site and therefore there may be scope to improve or adapt the current scheme (subject to planning).

**Planning Ref: 23/1496/FUL**

Planning was also granted back in 2002 for the conversion of a garage building to provide a workshop and staff accommodation (**Planning Ref: - 02/P0677**) and this has a Certificate of Existing Lawful Development (as does the replacement dwelling) as works have commenced. **Planning Ref: 23/0017/CPE.**

As there have been several planning applications and appeals over the years, we would ask that all interested parties must make their own investigations on the current consents and conditions.

## DWELLING 4 (replacement dwelling)

Barn Close is an exceptional detached residence of generous proportions and has a striking and stylish appearance with principally cedar clad and slate hung elevations under a slated roof. It is designed to be of 'eco' construction using insulated timber block and will generate solar gain through the large aluminium windows, as well as the possibility having other sustainable/renewable features such a photovoltaic panels and air/ground source heating. This impressive home has accommodation of circa 3000sqft and has been designed with a reverse layout, so the large vaulted living spaces take advantage of the magnificent views.



## THE KENNELS SITE—DWELLINGS 1,2 & 3

The site of the existing kennels covers an area of about 1.5 acres however the proposed dwellings and grounds sit well within the boundary. The current proposal is for the conversion of two of the existing buildings, with the demolition of the remaining, and surrounding landscaping to provide a wild flower meadow and parking.

### LOCAL AUTHORITY

East Devon District Council—01404 515616

### DIRECTIONS

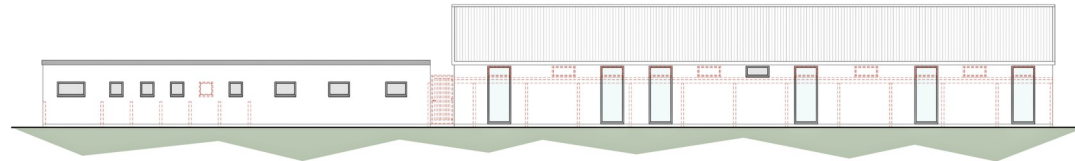
From Honiton High Street proceed in an easterly direction straight over the mini-roundabout following the signs to the A30. Proceed over the bridge (over the A30), turning left sign-posted Dunkeswell. Continue on this road for about 3 miles turning left and then immediately left again (almost back on yourself) at Limers Cross. The gateway to Barn Close will be found after about half a mile on your left hand side.  
[What3word///warms.friends.districts](http://What3word///warms.friends.districts)

### COMMUNITY INFRASTRUCTURE LEVY

Purchasers should make their own enquiries in relation to community infrastructure levy, which is based on the sq m of the development to be built.

### NOTE

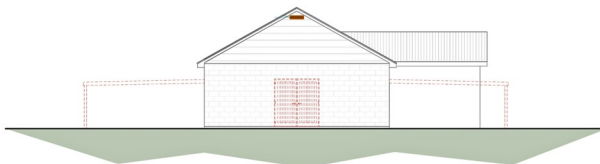
Please note that all plans and drawings are for identification purposes only and are not to scale. We would ask that all interested parties make their own investigations on the current applications and all statements made within these particulars are made without responsibility on the part of Humberts and cannot be relied upon.



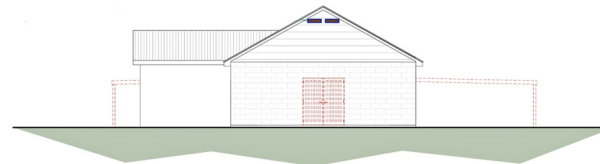
Proposed West Elevation



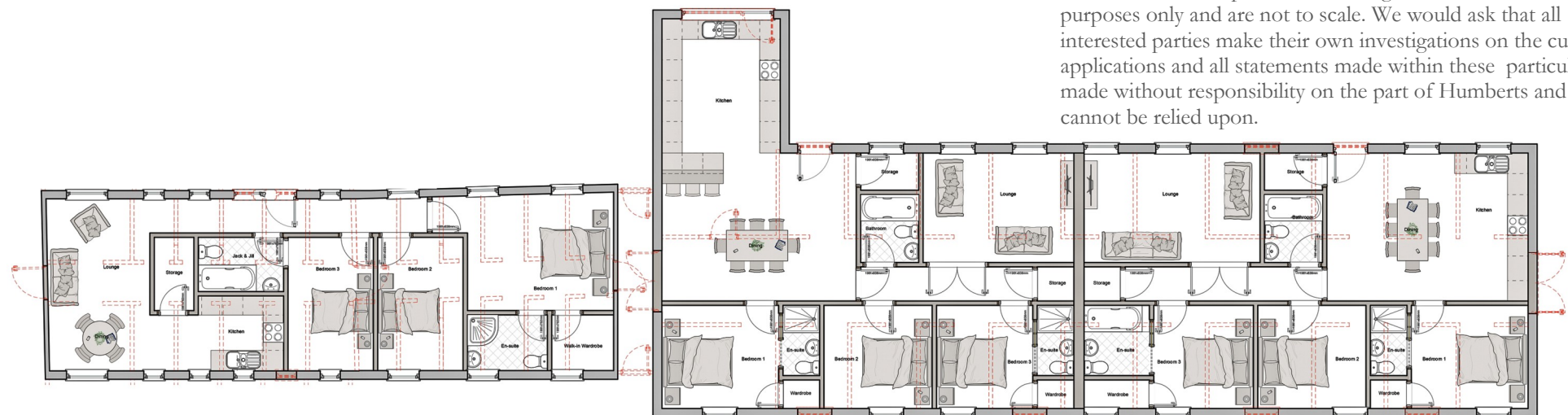
Proposed East Elevation



Proposed South Elevation



Proposed North Elevation







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