

Established

**RENDELLS**

1816



**Higher Court Barn, Higher Hatch Farm, Loddiswell, Kingsbridge, TQ7 4AJ**

**Guide Price £230,000**

A fine Grade II Listed Detached Stone Barn with Planning Consent for conversion to a 3 bedroom property.

DRO02361

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### Situation

Higher Court lies between the estuary town of Kingsbridge and the village of Loddiswell. It stands in a rural location in a lovely part of the South Hams. The barn was formally part of a traditional farmyard with a listed farmhouse set on the outskirts of this group of stone and slated Barns. Once converted this property will have the most attractive of settings, with the convenience of being within easy driving of the coastlines of the South hams. Also within easy reach of all the main centres of the region. Kingsbridge is a nearby town with a comprehensive shopping centre, a wide range of leisure activities and pursuits with access to the Salcombe Estuary.

Kingsbridge approx. 3.0 miles, Dartmouth approx. 14.8 miles, Totnes approx. 13.4 miles, Plymouth approx. 18.1 miles, Exeter approx. 39.1 miles. (London Paddington via Totnes Train station approx. 2.45 hours).

### Description

Higher Court Barn at Higher Hatch Farm originally formed part of this Grade II listed farmstead. This Grade II listed detached barn with a stone pillared façade, lending itself through the clever design allowing plenty of natural light into the spacious 3 bedroom home with open plan living. An attached utility and office area is incorporated into the design.

### Construction

Construction of Barn is of traditional in part open fronted stone and cob building with planning consent to convert to a three bedroom character home maintaining many of the original features. Planning reference number: 3996/22/LBC.

Conditional plans have been drawn and prepared by BBH Architects, Dartmouth, Limited of 9 Duke Street, Dartmouth, TQ6 9PY. Plans are in reasonable detail but not for Building Regulation purposes.

### Proposed Accommodation

Offering an entrance porch into inner hall with W.C. and stairs down to office and utility area with ground floor bathroom, three principal bedrooms all with double doors opening out onto the inner courtyard, one ensuite and two sharing a shower room. Two staircases leading to the upper floor with an impressive open plan layout, large windows overlooking the courtyard. Separate living area with external entrance to the original stone steps and useful attic storage area with reduced headroom. The plans now specify roof of corten steel – please see the conditions granted with this application.

### Outside

The property stands with its own front Southerly facing courtyard and vehicular access with a small garden bank area to its rear.

### Services

Mains water and electricity on site. Private drainage connection.

### Agents Note:

The 106 payment has been settled.

### Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

### Planning Reference

Planning Reference: 3996/22/LBC.

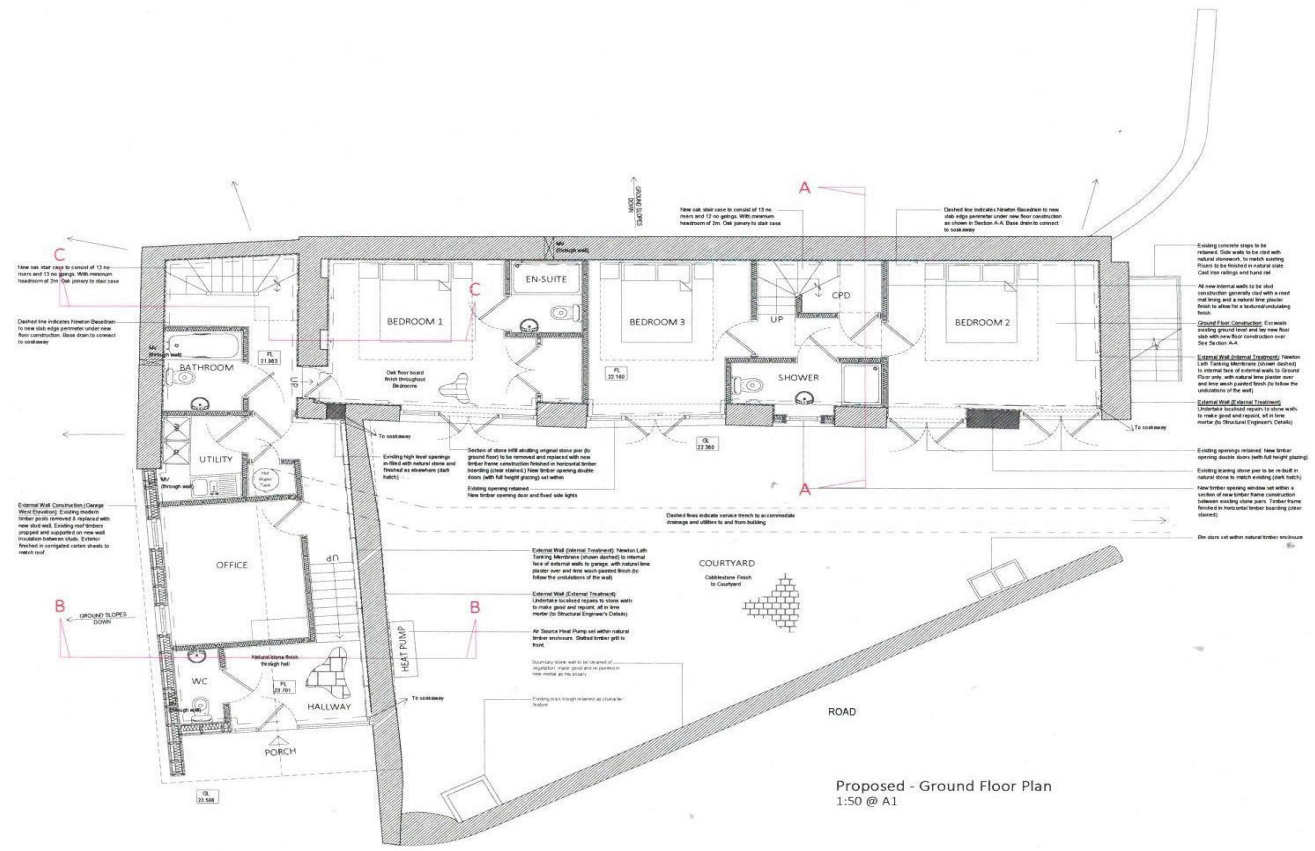
### Viewing

Strictly by telephone appointment through Rendells Estate Agents, Tel: 01803 863888

### Directions

From Totnes follow the A381 towards Kingsbridge just before reaching Kingsbridge town turn right (second exit) at the roundabout signposted Kingsbridge, follow this road to a cross roads and drive straight across this again signposted Kingsbridge. At the next roundabout take your second exit on the right signposted Aveton Gifford. You will then come to the small village of Churchstow and just as you reach the 'pub' on the left hand side, take the right turn by the bus stop. Follow this road, signed 'Hatch' and take the left fork in the road. Follow this road and Higher Hatch will be reached after approximately ½ mile.

<https://w3w.co/clocking.unique.belief>



Proposed - Ground Floor Plan  
1:50 @ A1

### Notes

- 1. Check all dimensions and levels before construction.
- 2. All dimensions are in metres unless otherwise stated.
- 3. All work to be done in accordance with the Building Regulations.
- 4. All work to be done in accordance with the Planning Permission.
- 5. All work to be done in accordance with the Local Authority.
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- 10. All work to be done in accordance with the Planning Permission.



### Revisions



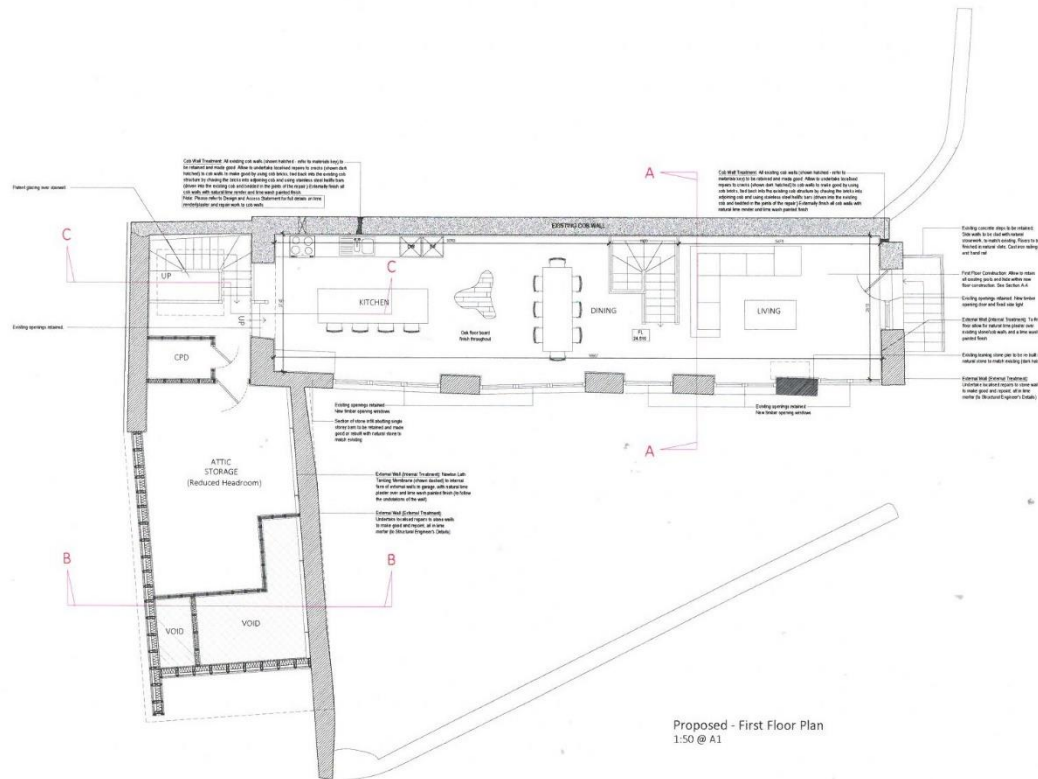
**BBH CHARTERED ARCHITECTS LTD**  
DARTMOUTH SALCOMBE  
www.bbharchitects.co.uk  
Dartmouth: 01303 834 076 Salcombe: 01348 859 476

Proposed Barn Conversion at  
**Higher Court Barn**  
Higher Hatch, Loddiswell, Kingsbridge TQ7 4AJ

Proposed Ground Floor Plan

**Planning**  
Date: Jul 2022 Scale: 1:50 @ A1  
Created: RG / JS Checked: PM / AP

Project: 4150 Drawing: 20 Revision: A



**Notes**

- 1. All work shall be in accordance with the Building Regulations 2010.
- 2. The design is based on the information provided by the client and is subject to change without notice.
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1:50

**Revisions**

**BBH CHARTERED ARCHITECTS LTD**  
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Dartmouth 01803 446016, Salcombe 01548 859 416

Proposed Barn Conversion at  
**Higher Court Barn**  
Higher Hatch, Loddiswell, Kingsbridge T12 4AJ

Proposed First Floor Plan

Planning

Date: Jul 2022 Scale: 1:50 @ A1  
Created: RG / JS Checked: PM / AP

Project:	Drawing:	Revision:
	21	

**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

