



Barn for conversion

Barn for conversion, Stoke Rivers, Barnstaple, Devon, EX32 7LD



Exmoor close by. Barnstaple 6 Miles.
Surfing beaches about 30 minutes.

A modern detached barn with consent for conversion into a 4 bedroom single storey home with 2.46 acres in glorious rural surroundings.

- Barn with PP to convert into;
- Single Storey Dwelling
- Hall, Cloakroom, Sitting Room
- Kitchen/Dining Room, Utility Room
- 4 Bedrooms, 3 Bathrooms, Study
- Most services connected
- Mobile home on site & included
- Former stable block, fabulous views
- Council Tax Exempt
- Freehold

£450,000



SITUATION AND AMENITIES

Off a quiet country lane surrounded by its own ground, on an elevated site, enjoying spectacular southerly views. 4 miles to the north is Bratton Fleming, just to the edge of Exmoor with primary school and community store. To the south the village of Goodleigh offers inn, church and primary school. The renowned West Buckland private school is just over 4 miles. Barnstaple, the regional centre, is about 6 miles and offers the area's main business commercial, leisure and shopping venues as well as live theatre and District Hospital. About 8 miles to the west of Barnstaple is the dramatic North Devon coastline, notably Croyde, Saunton (also with championship golf course) and Woolacombe with an expanse of sandy surfing beaches. The North Devon Link Road is easily accessible, the County city of Exeter, also with international airport, is just over 44 miles.

DESCRIPTION

The barn has consent under North Devon Council planning reference 74058, granted on the 11th November 2021, for prior approval for conversion of existing building in to a dwelling (Class Q (A)(B)). The proposed property would be single storey and incorporate; hall, cloakroom, kitchen/dining room, utility room, lounge, study, 4 bedrooms, 2 en suite bathrooms, family bathroom. The current structure has a concrete pad foundation, timber frame building with timber vertical boarding to the walls and steel cladding to the roof, doors and gates to the barn.

A structural survey and other related documentation can be found on the

North Devon Council planning website using the planning reference for access to it. The planning allows for a garden curtilage, there is already a mobile home onsite from which the build could be project managed. Power and water are already connected, there is a new septic tank in place, there is also a former detached L-shaped stable block nearest to the access gate on to the lane. The Promap plan and proposed elevation drawings attached to these particulars are provided for information only.

DIRECTIONS

On entering the village of Stoke Rivers, from the Barnstaple direction, climb the hill and pass the telephone box on your left. Take the next turning right, continue for a third of a mile and the entrance to the barn is immediately ahead of you, literally next door to the Stoke Rivers sign.

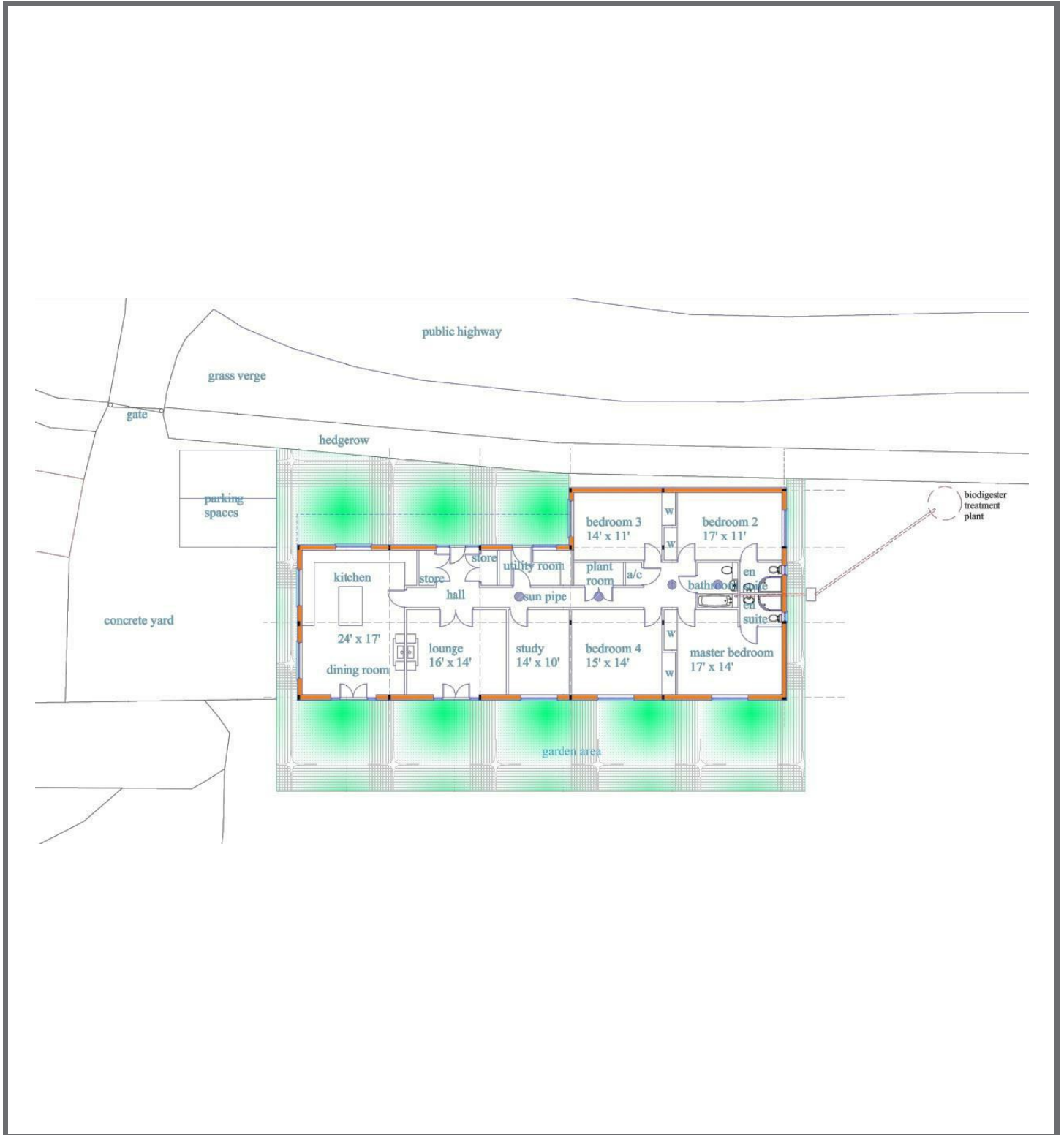
OUTSIDE/THE LAND

There is a 5 bar gated access from the lane which leads to the barn on the left and stable block on the right. There is a gate also leading from the yard into the pastureland below which is arranged as two well tended fenced paddocks.

SPECIAL NOTE

The vendors are retaining land which they own adjacent to the property and intend to apply for consent for a general purpose building on it.





These particulars are a guide only and should not be relied upon for any purpose.

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