



Berry Wood Barn



# Berry Wood Barn

Bratton Fleming, Barnstaple, Devon EX31 4TP

On the periphery of Exmoor. Nearest shop less than 10 minutes away. Barnstaple, 20/25 minutes.

On the fringes of Exmoor National Park with additional land potentially available! - A charming detached period stone barn with consent to convert into a dwelling. Timeless & tranquil location - Absolutely stunning views.

- Fringe of Exmoor National Park
- Breathtaking Views
- Large Private Plot
- No chain. Freehold
- Open Plan Living/Kitchen
- Up to 4 Acres Potentially Available
- Ample Parking
- Ideal 1st/2nd home/holiday let
- Best and Final Offers 21/10/22
- 3 Bedrooms, 2 Bathrooms

## Offers In Excess Of £300,000

### SITUATION AND AMENITIES

Berry Wood Barn enjoys a simply beautiful rural location on high ground with the most wonderful view down in to the valley below. The position is timeless and tranquil yet not isolated as there are other dwellings dotted about the immediate area. The site is also not far from the edge of Exmoor National Park and at the same time within easy access of the villages of Brayford and Bratton Fleming. A more comprehensive range of everyday shopping is available in Barnstaple and South Molton. There is an excellent range of recreational facilities in the area, being near the boundary of the park, whether it is walking, riding or many other attractions. There is also access to the famous beaches and coast of North Devon, together with many equestrian and sporting opportunities throughout the area. At Tiverton, Tiverton Parkway offers a fast rail link to London Paddington in just over 2 hours as well as access to Junction 27 of the M5 Motorway.



## DESCRIPTION

This charming barn presents elevations of stone beneath a corrugated tin roof. The ground floor benefits from two openings and original cobbled floor. There is a timber floor between the ground and first floor. Planning permission was granted on 18/08/22 under North Devon Council Planning Reference 75505 for conversion of the existing building in to a unrestricted residential dwelling. The proposed property would be two storey and incorporate on the ground floor open plan living room/kitchen with staircase rising to first floor where there would be three bedrooms, one en suite and family bathroom. Latest documentation relating to the application can be viewed on the North Devon Planning Website using the aforementioned planning reference for access. Externally the barn benefits from gated access off the lane, a sweeping drive leads to a large concrete hardstanding giving access to a large amount of parking. The garden is very well presented and really must be seen in person to be fully appreciated. There is an option to purchase additional land up to 4 acres, please speak with the selling agent in order to understand the full detail.

## SERVICES

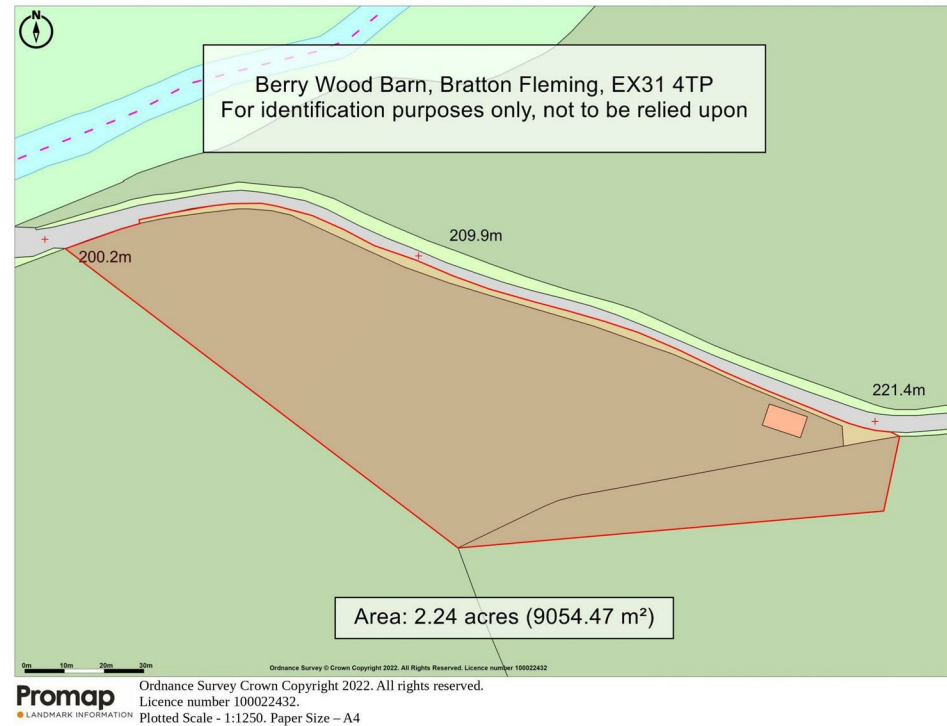
No services on site at present. Private borehole and private drainage to be installed by purchaser. Electricity to be installed by purchaser, please discuss options with selling agent.

## DIRECTIONS

If approaching from the A361 North Devon Link Road, follow the A399 in a northerly direction towards Ilfracombe, passing above the village of Brayford and following the main road to the Four Cross Way junction. Turn right at this junction, signed Challacombe and take the next turn right signposted Fullaford. Follow this road for about 1 mile and the gated access to the barn can be seen on the right hand side as you climb the hill.

## BEST AND FINAL OFFER DATE

Please submit your best and final offer on or before Friday 21/10/22 in writing to the selling agent, Stags Estate Agents in Barnstaple, North Devon.



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

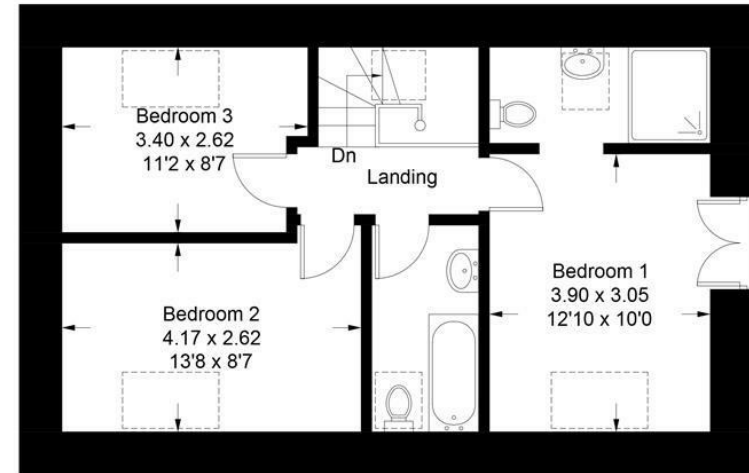


30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

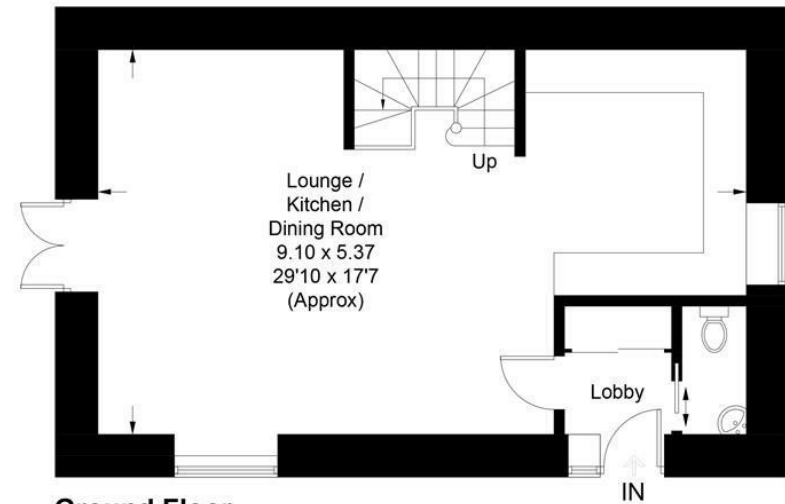
barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID901684)



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