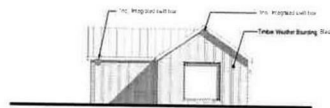




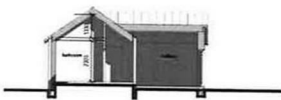
South Elevation  
1:100



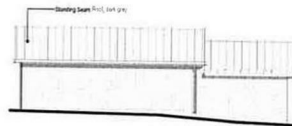
North Elevation  
1:100



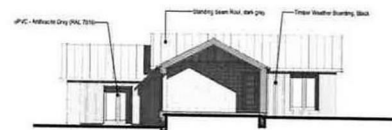
East Elevation  
1:100



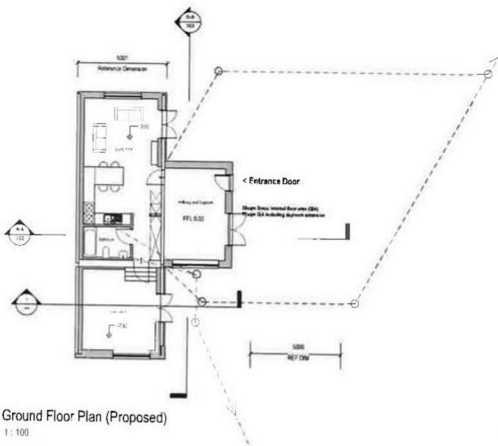
Section A-A  
1:100



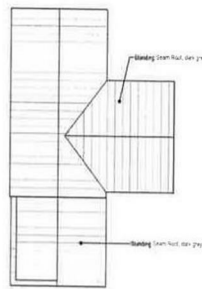
West Elevation  
1:100



Section B-B  
1:100



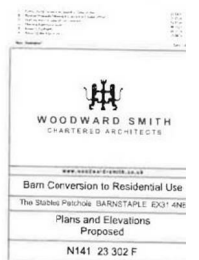
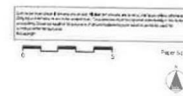
Ground Floor Plan (Proposed)  
1:100



Roof Plan (Proposed)  
1:100



Aerial View



Patsola Meadow



Between Barnstaple, the Coast and Exmoor

A small barn with consent to convert into a detached dwelling, also with consent for a new detached double garage & car port, set in 0.69 acre in a timeless & tranquil Hamlet.

- A rare opportunity
- Small barn with PP for conversion
- Consent for Living Room/Kitchen, Dayroom
- Bedroom, Bathroom
- Also PP for new double garage & car port
- Ample Parking
- Level gardens/orchard/stream
- Potential to create better accommodation
- Convenient & quiet position
- Freehold

Guide Price £240,000



#### SITUATION & AMENITIES

The property is set off a shared private, no-through track off a little-used country lane in the sleepy, timeless hamlet of Patchole, within Kentisbury Parish, which lies only a short distance outside the boundary of Exmoor National Park. The village offers church, primary school and village hall. The property is well-placed to take advantage of North Devon's feast of attractions, lying only 6 miles from the coast at Combe Martin and 11 miles from the sandy surfing beaches to the West at Woolacombe, Croyde and Putsborough, as well as Saunton (also with Championship Golf Course). There are a wide variety of attractions and places of interest in the area including Arlington Court nearby (owned by the National Trust) and wonderful opportunities for walking along the South West Coast Path and within Exmoor National Park itself, with riding and fishing available. The regional centre of Barnstaple is around 9 miles away and provides a wide range of everyday amenities, together with leisure facilities, renowned Pannier Market, live theatre and district hospital. The area is well served by excellent state and private schools, including the highly regarded West Buckland school. There is access around 14 miles away to the A361 North Devon Link Road, which provides fast links into the region and connects with the M5 Motorway (Jct.27), where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

#### DESCRIPTION

A former barn of concrete strip and solid stone foundations, solid stone and blockwork walls with timber cladding to the walls. The barn is provided with metal and timber doors and gates to the building. The roof is provided with corrugated man-made steel roofing. Planning permission was granted on the 6th March 2024 by North Devon Council under Planning Reference 77895 for conversion and extension of redundant rural building to form a dwelling and erection of carport. The accommodation will be arranged over one level and comprises: ENTRANCE HALL/DAY ROOM, LIVING AREA, KITCHEN, BATHROOM with steps down to BEDROOM. There may be potential to reconfigure the accommodation, making use of the MEZZANINE ROOF SPACE, subject to any change in the planning consent. The 'CARPORT' element would actually be a DOUBLE GARAGE with an open-sided CAR PORT to the right and a LOG STORE to the left. Plans of the proposed conversion and carport are provided within these particulars. All supporting documentation can be viewed on the North Devon Council Planning Portal quoting the above Planning Reference for access. The site plan on these particulars shows the

proposed location of the double car port building in relation to the dwelling, as well as the driveway providing additional parking. There is then a designated GARDEN AREA which is a blank canvas waiting to be created. This is bounded by mature hedging, Devon Bank and a stream edges part of it. Through a gap in the upper hedge is a most attractive continuation of the stream, which has formed a natural pond, and beyond this an area of WOODLAND. In all this site amounts to approximately 0.69 of an acre. Generally, this is a rare opportunity to create a special small 'Grand Design' project in a truly delightful location.

#### SPECIAL NOTE

The property is being sold subject to a covenant restricting development to one dwelling.

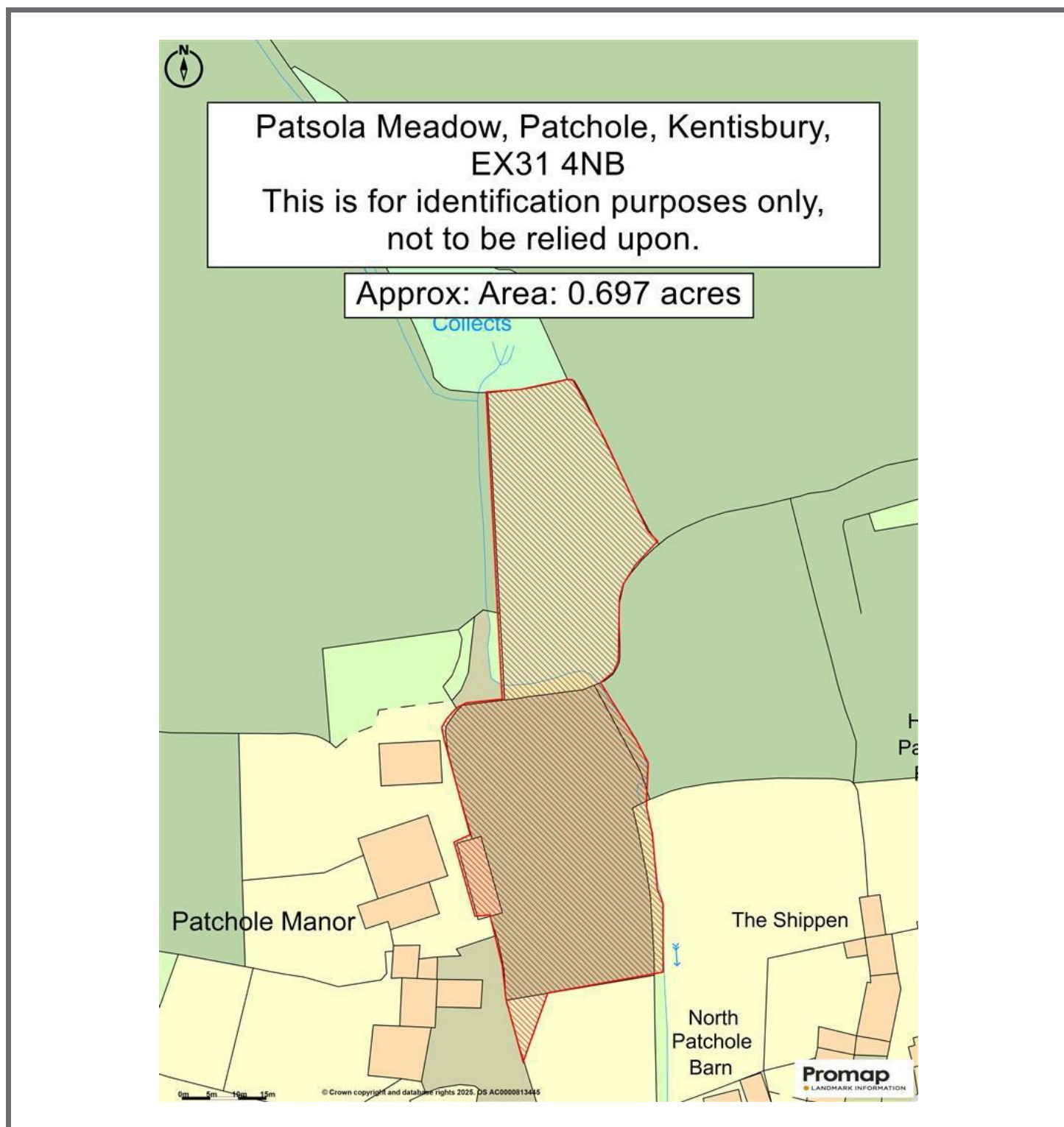
#### SERVICES

Mains electricity is already on site. Mains water is understood to be available nearby. Planning permission provides for a private sewage treatment plant. Central heating source to be at a buyer's preference.

#### DIRECTIONS

From Barnstaple proceed past North Devon District Hospital in a Northerly direction on the A39. Follow the road through Shirwell and onto Arlington. Pass the access to Arlington Court and as you arrive at Kentisbury Ford, bear left on the bend in the road and immediately left again. Continue up this road (called Ford Hill) towards Patchole. Take the next right-hand turn into Ley Lane and the access to the property will be found on the right-hand side, immediately before Patchole Manor. There is no nameplate for the property, but it shares the same drive as 'The Stables', which is marked. As you drive up the track the access is on the right and the boundary is the Devon Bank, topped by a tree.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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