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Barn for development





West Down, Ilfracombe, Woolacombe, Croyde, Braunton, Exmoor and Barnstaple, all within easy access.

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A modern barn with full planning consent for conversion into a detached 4 bedroom dwelling, set in 0.59 of an acre close to the desirable coastal village of West Down.

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- Modern barn with full planning consent for conversion
- The proposed 2 storey plans provide for;
- Ground Floor; Hall, Bathroom,
- Open Plan Living/Dining/Kitchen
- Utility Room, Office, 3 Bedrooms (1 ensuite)
- First Floor; Main Bedroom Suite
- Incredible far reaching views
- Opportunity to purchase additional land
- Freehold

Offers In Excess Of  
£450,000



### SITUATION AND AMENITIES

Fullabrook View Barn is situated in an elevated position close to the desirable village of West Down. This enviable location has incredible views over countryside, the estuary and towards Dartmoor. Offering easy access to the stunning North Devon Coast Line and range of famous sandy, surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. There are an excellent range of coastal walks available from the doorstep. Exmoor National Park is readily accessible and is renowned for its undulating moors and pasture land with rivers and streams running through deep wooded combs to the spectacular cliffs on the coast. There are a range of amenities located at the nearby villages/towns of Braunton about 5 miles, Ilfracombe about 3.5 miles and Barnstaple about 10 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road which leads on, in about 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast train service to London Paddington in just over 2 hours. The nearest International Airports are at Bristol and Exeter.

### DESCRIPTION

Has full planning consent reference 75697 for conversion into a two storey detached dwelling. The barn has a part concrete base with metal frame, mixture of timber and metal cladding on the walls and metal roof. The proposed accommodation includes on the ground

floor; Entrance Hall, open plan Kitchen/Living/Dining area, Utility/Boot Room, Home Office, 3 Bedrooms (1 Ensuite) and a Family Bathroom. To the First Floor; Primary Bedroom Suite with Dressing Room and Ensuite Shower. The area of ground being sold with the barn is approximately 0.59 of an acre. The vendor will be carrying out a number of improvements including; New entrance splay, hardcore drive to parking spaces, new gates to field and barn.

### ADDITIONAL LAND

A further approximate 5.86 acres would be available by separate negotiation, comprising of mainly pasture land, with Spring fed wildlife pond, Spring fed well, providing water to the storage tank beside the barn and 4 water points in the field. The vendor has also confirmed that new fencing to be installed with 15 year warranty, new beech hedge on the Eastern boundary, Weeping Willow next to pond and planting of eating & cooking apple trees.

There is previous planning consent for an agricultural building measuring approximately 9x18 metres, please see North Devon Planning application number 71551

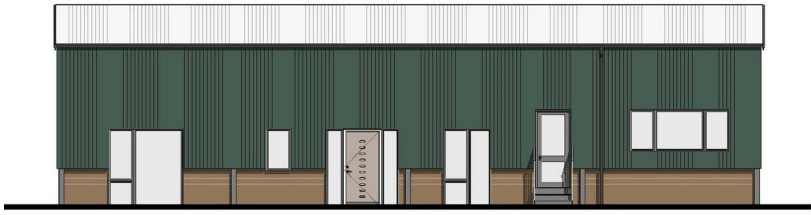
### SERVICES

Mains electricity currently to the barn. Mains water and gas runs along side the road.

### DIRECTIONS

From the centre of West Down Village continue North, sign posted Ilfracombe/Woolacombe, for approximately one mile. Fullabrook Barn can be found on the right hand side with 'For Sale' board clearly displayed.





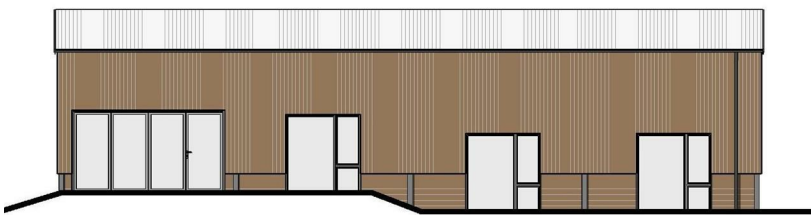
North West Elevation

1:100



North East Elevation

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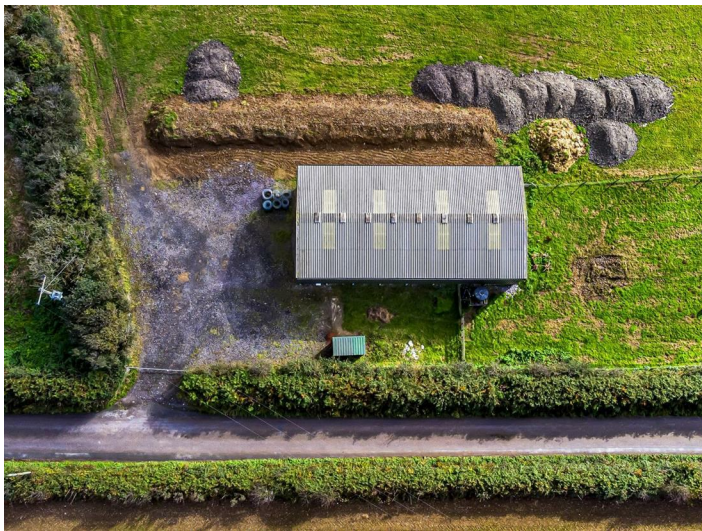
South East Elevation

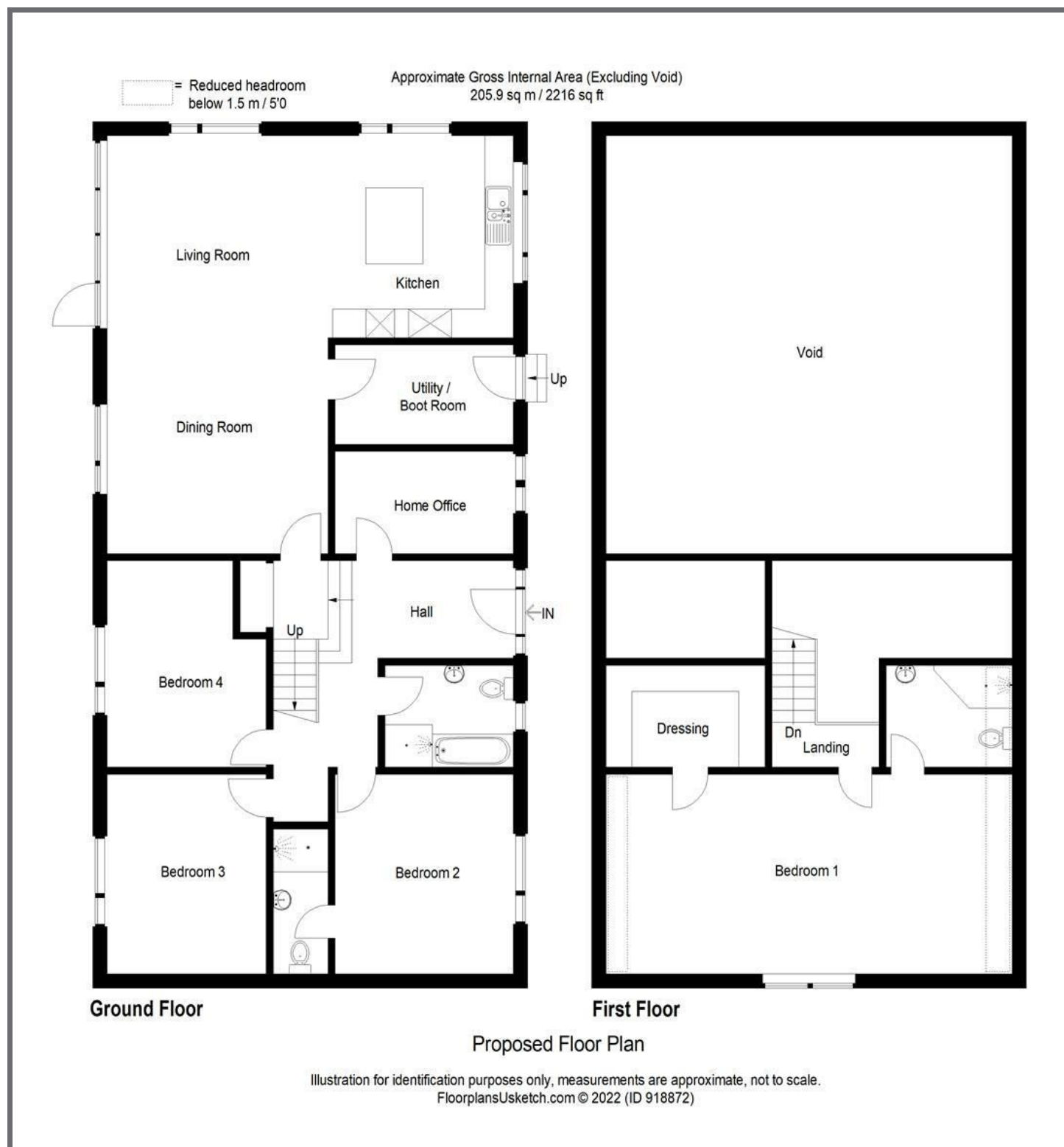
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South West Elevation

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

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