



Barn at Trimstone Lot 2



Barn at Trimstone Lot

West Down, Ilfracombe, Devon, EX34 8NR

West Down village 1.5 miles. Woolacombe 10 Minutes.

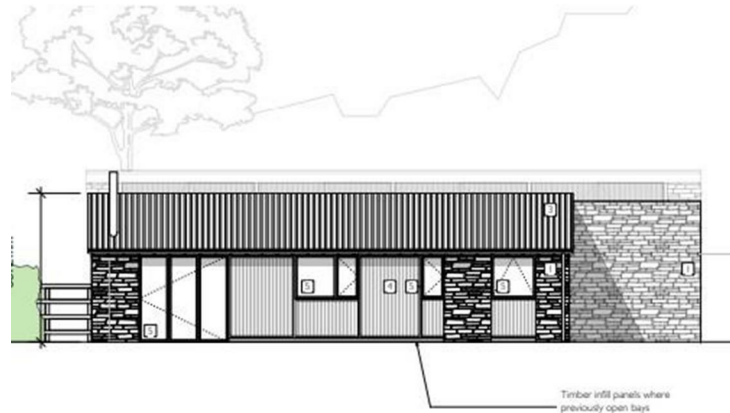
A detached period stone barn with consent for conversion set in 9.4 acres of glorious rural surroundings.

- Rare and unique opportunity
- Picturesque location
- Fine Views
- Potential to extend subject to planning
- Approved planning for single storey home
- Parking and Lake
- Available with 4.1, 9.4 or 32 acres

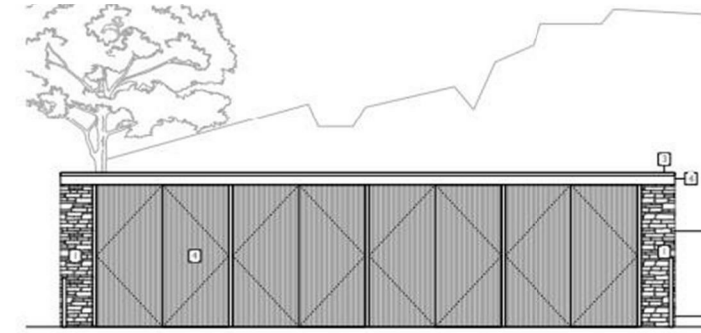
Guide Price £375,000

SITUATION AND AMENITIES

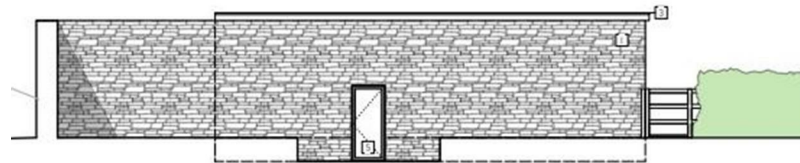
The barn enjoys a private tucked away position with lovely views over its surrounding land and lake and rolling countryside in the distance. Trimstone is a small pretty hamlet, best known for its period Manor house, which dates from the 11th century, with buildings on the site being present from the writing of the Domesday Book, and which is now a hotel. West Down village is within 1.5 miles and the North Devon coast, Exmoor, Barnstaple, and the Link Road are all within easy access. West Down is a particularly sought-after village because it retains good local amenities but is also within a 15-minute drive from Woolacombe beach, the village of Braunton and the coastal town of Ilfracombe. The village offers community shop, popular local pub/restaurant, parish church and well-regarded primary school. A little further afield are Croyde, Saunton (also with Championship golf course) and Putsborough. Barnstaple, North Devon's Regional centre is about 20 minutes, through the lanes by car and offers the areas main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road leading through in a further 45 minutes or so to Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can be reached in less than half an hour.



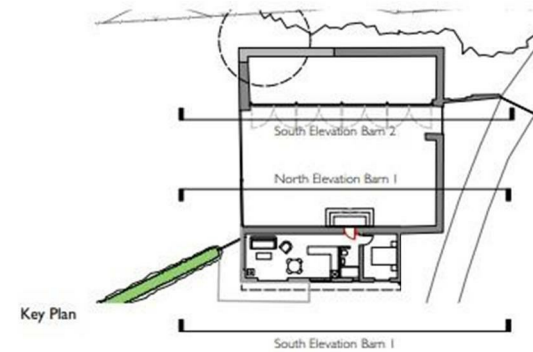
Barn 1 - Proposed South Elevation
1:100 @ A3



Barn 2 - Proposed South Elevation
1:100 @ A3



Barn 1 - Proposed North Elevation
1:100 @ A3



DESCRIPTION

A rare opportunity to acquire a single storey detached period barn with full planning consent for an individual detached dwelling situated in the pretty hamlet of Trimstone on the outskirts of the popular coastal village of West Down. Full planning permission was granted by North Devon Council in August 2022 for conversion of redundant stone agricultural barn to dwelling under planning reference number: 75490.

The current plans approved comprise of a one-bedroom detached single storey full residential dwelling with open plan living, dining room and kitchen, bathroom and bedroom. However, we understand that there could be potential subject to further planning to extend the barn into the rear walled courtyard and rear derelict barn to provide further accommodation if required. Gardens wrap around the property with a private driveway allowing off road parking for multiple vehicles, motorhome or boat.

We are also offering the barn with less or more acreage;

Lot 1 includes the Barn, Lake and 4.15 acres of land. Guide Price £325,000

Lot 2 includes the Barn, Lake and 9.4 acres of land. Guide Price £375,000

Lot 3 includes the Barn, Lake and the full total of 32 acres. Guide Price £525,000

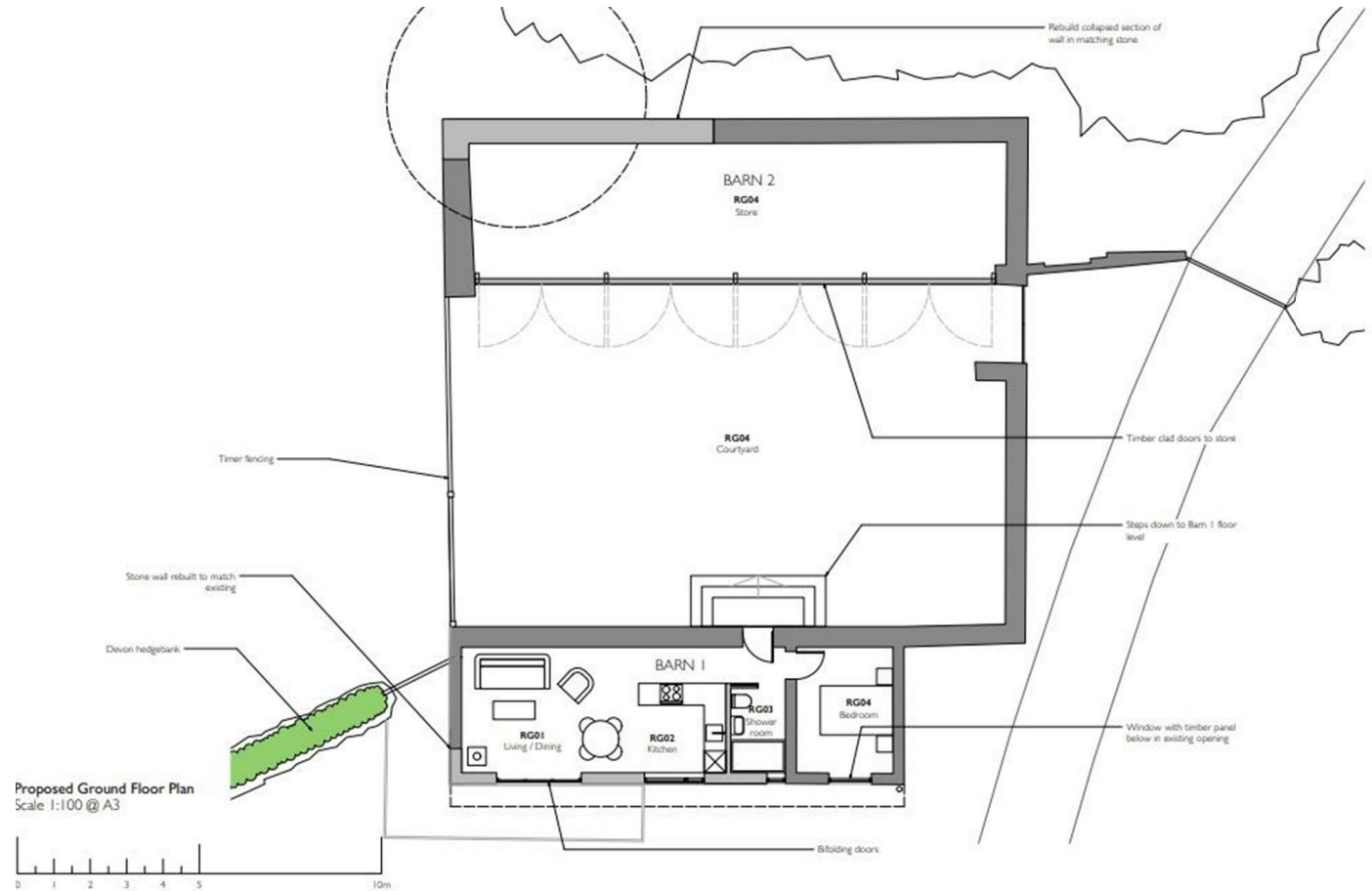
Conversions like this rarely become available with land, lake and easy access to the beautiful surrounding countryside and coast. This is an excellent opportunity for a buyer to build their permanent or holiday home in one of the most popular locations in North Devon.

DIRECTIONS

From Barnstaple proceed North on the A361 towards Ilfracombe. Passing through Braunton and Knowle. Just before reaching Mullacott Cross turn left in to Trimstone Lane, sign posted towards 'Trimstone Manor' and follow this lane passing the entrance to 'Trimstone Manor' on the left where the entrance to the Land and Barn can be found on the left hand side.

SERVICES

We understand electricity and water is on site and provisions within the plans allow for a private water treatment plant to be installed within the grounds.





30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833

