

Berry Wood Barn

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Road to Fullaford, Bratton Fleming, EX31 4TP

On the periphery of Exmoor. Nearest shop/pub - 10 minutes.
Barnstaple/North Devon Link Road - 25 minutes

A charming, well detached period stone barn with consent for conversion into a 3 bedroom dwelling, set in just over 3 acres in glorious rural surroundings with stunning views

- PP to convert into unrestricted dwelling
- Landing, 3 Bedrooms, 2 Bathrooms
- Water connected.
- May suit equestrian use/good life
- Exceptionally beautiful views
- Lobby, Cloakroom, 29' Reception/Kitchen
- Ample Parking.
- Just over 3 acres of garden curtilage & pasture
- Timeless & tranquil position
- No upward chain. Freehold

Guide Price £325,000

SITUATION & 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.

SERVICES

Two private boreholes have been sunk by the vendor. Electricity to be installed by purchaser.







DIRECTIONS

W3W///reissued.pulp.income

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 into the bottom of the valley, cross the stream and the gated access to the barn can be seen on the right hand side as you climb the hill.

WATER SUPPLY

Two boreholes have been installed to deliver adequate drinking water supply - complete and in place, supplied by Lamare Services Ltd Water Engineers & Specialist off mains drinking water plant installers.

Lamare Services obtained the water quality test and have provided the specification and a quote for the installation of an appropriate water treatment plant, with buffer tanks etc, to provide an adequate supply for the house.

POWER SUPPLY

There are two options:
A - Connection to mains supply. The vendors obtained a quote for this from SSE.
B - Installing an off-grid solution. This was their preferred option as it aligns with the desire to be independent of mains services, and once installed would provide the power needs of the property 'free'. This was researched carefully and the quote and details of the provider they had selected Off-grid engineering, who offered an excellent solution for their needs, which included capacity sufficient for electric car charging. Their intention was to install the solar array with the battery storage and system management.

WASTE WATER/FOUL WATER TREATMENT

The vendors had planned to install a septic tank in the field below the property, in line with environmental requirements.

The rainwater soakaway to manage the roof run-off has already been installed, ready for connection to the barn once conversion is complete.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

DISCLAIMER

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.







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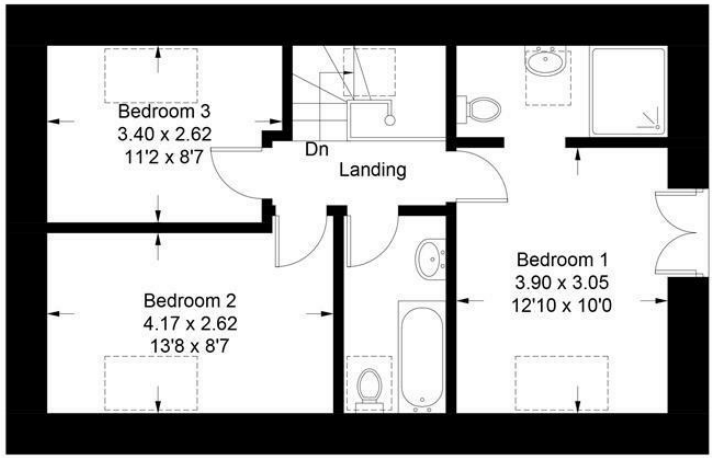


30 Boutport Street, Barnstaple,
Devon, EX31 1RP

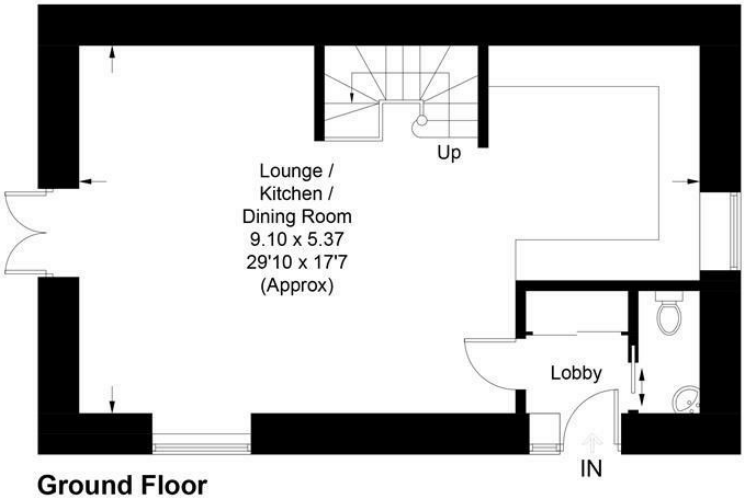
barnstaple@stags.co.uk

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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)