



## Barn/s to Convert, In about an Acre

Barns at Babeleigh, Lot 1, Landkey, Barnstaple, EX32 ONT

Offers In Excess Of  
**£300,000 to £325,000**

- Set With Far Reaching Views
- 2 Large Modern Farm Barns
- About 360 and 385 sq metres.
- Lot 1 with class Q approved for a 5 bedroom house
- Lot 2 - with great planning potential.
- In about an Acre

## Directions

Grid Ref SS 590/301 Approaching North Devon on the A361 Link road at the second roundabout take the road south, the A377 as though to Crediton. You immediately enter Bishops Tawton. Drive through the Village and towards the far end take the left turn into Village Street with the Chichester Arms sign. Shortly bear left up the rise and into Sentry Lane. Follow this country lane out of the village for just over a mile until you arrive at the hamlet at Babeleigh. At the junction take the left turn and the entry to the barns is to the left within 50/70 yards.

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## Overview

2 Large Modern Portal Frame Farm Barns, about 360 and 385 sq. metres with stunning unspoilt views. Consent on one to convert to full residential use. Other with massive potential to convert. Set in about an Acre.

Set at Babeleigh, a small pretty hamlet of less than a half dozen individual period homes at the head of a valley on the north side of Codden Hill and looking down towards Bishops Tawton with Tawstock Court just above Tawstock Church, in the far distance on the west bank of the River Taw.

Although in Landkey parish the property is equidistant from Bishops Tawton with both villages having primary schools, ancient parish Churches and village Inns and good access to Barnstaple.

From Bishops Tawton access to a cycle path, linked to the Tarka trail within 2 miles. Locally golf at Portmore just over 2 miles.

Barnstaple, the regional centre, has the area's main business, commercial, leisure and shopping venues. The town is well known for its range of outlets including many high street favourites as well as a diverse selection of local stores and the renowned recently renovated Pannier Market. The newly opened North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy reach as are the sandy surfing beaches at Croyde, Saunton (also championship golf course), Putsborough and Woolacombe.

## The Properties

Lot 1 – North Barn – a large steel frame barn giving about 360 sq. m on 2 floors as shown in the approved plans attached - Guide Price - Excess of £250,000

Lot 2 – South Barn – another large single level barn of about 385 sq. m with great potential for development approval - Guide Price - Excess of £75,000

Although not immediately available it may be possible to acquire an extra acreage in due course.

Planning consent was granted by North Devon Council under application number 76925 on the 17th August 2023 to convert Lot 1 to full residential use but restricts Lot 2 so that farm animals should not be housed on site. A buyer may decide to apply to reverse the accommodation to improve the views to the west or even apply for full planning to expand on the current design to suit their own requirements. Lot 2 offers great potential for future residential planning and will be sold subject to an overage clause.

## Services

tbc

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours  
Michael Challacombe 07970  
445204

