

# 3 Barns with Consent for Conversion, as one Dwelling

Stone Barns, Beara, Marwood, Barnstaple, Devon, EX31 4EH

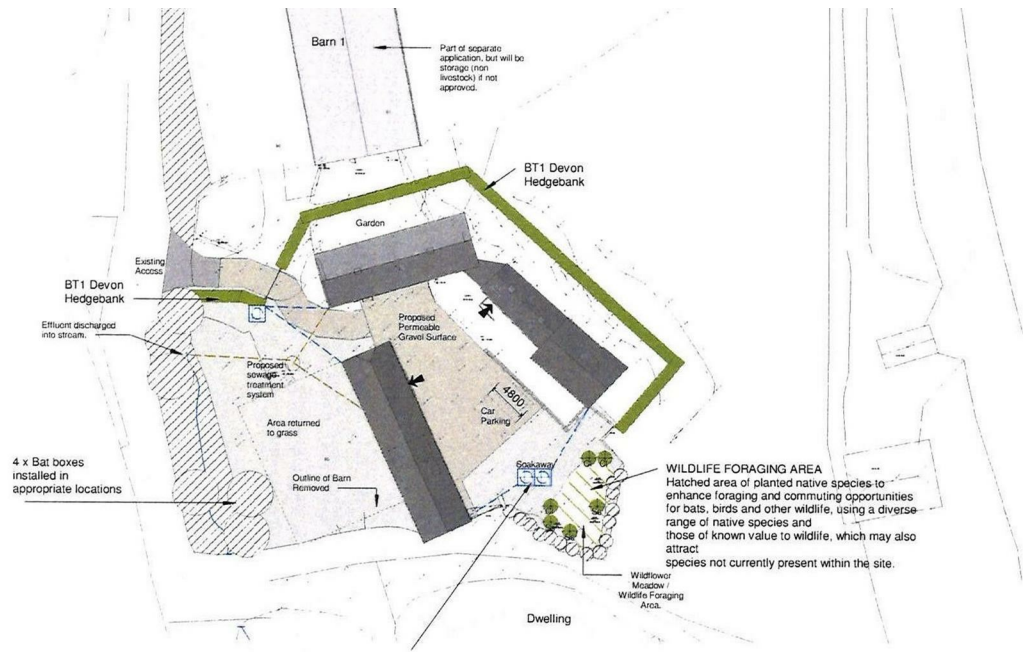
Offers In The Region Of  
**£350,000**



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Wavin Aqua Cell modular crate soakaway system designed to discharge at a greenfield run off rate and sized by qualified engineers to suit roof area of the proposed development and the localised soil infiltration rate as determined from on-site testing.

The soakaway should be designed to accord with DCC

Key



# Courtyard range of 3 Stone Barns with Residential Planning Consent.

Stone Barns, Beara, Marwood, Barnstaple, Devon, EX31 4EH



A superb range of detached stone barns – 3 – around a wide, open traditional courtyard with current approved consent for a stunning 4 bedroomed home including a detached guests annex, garaging and workshops. Previous consent for 3 separate dwellings expired. About 365 square metres to be developed. Garden, Parking.

All set in a rural location just over 2 miles from the A361 Barnstaple to Ilfracombe road, or 3 miles from the B3230 Barnstaple to Ilfracombe road to west and east respectively affording convenient access.

To the south west of the property, Braunton, about 4 miles is reputed to be the largest village in the country and has an excellent range of facilities, restaurants, coffee shops, library, health centre, super markets, bowling green and access to the Tarka Trail/Cycle track

Being close to the main Barnstaple to Ilfracombe Road the property has excellent access to the south, Barnstaple, the ancient borough and administrative centre for North Devon, some 5 miles, by a more direct route, offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours.

Some 7 to 10 miles to the west of the property is the dramatic stretch of North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, micro lighting, various golf courses and other associated facilities.

To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside



# DETAILS

NOTE - The modern barn shown in the main picture, to the left, is included but is to be removed when the barns are developed but may be great storage for materials during the conversion work.

In a rural location these 3 barns, set around a wide, open traditional courtyard are full of charm and character being built mainly in stone, with some cob and modern block and under slate roofs and will make a beautiful courtyard property once completed.

Approached over a short adopted country lane, there are further modern barns to the north, which will be developed into further residential dwellings whilst a roadside barn is scheduled to be removed.

To the south there is, what was a unused farmstead, that is nearing completion of its renovation to a stunning character home.

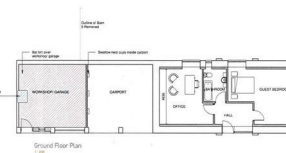
Services - Borehole on site for water. Mains electric being installed by seller.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-



South West Elevation  
1:100



1.00	North Elevation
1.01	East Elevation
1.02	South Elevation
1.03	West Elevation

Energy Rating	
A	11/1000
Energy Rating Legend	
A	11/1000
B	12/1000
C	13/1000
D	14/1000
E	15/1000
F	16/1000
G	17/1000
H	18/1000
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S	29/1000
T	30/1000

## MAIN HOUSE - 2 Barns

Entrance Hall

Open Plan Kitchen/Diner

Utility

Lounge

3 Double Bedrooms/ 2 En Suite

Further Family Bathroom

GUEST BARN - Further Barn

Entrance Hall

Double Bedroom

Bathroom

Double Carport

Double Garage/Workshop

Adjoining Garden Areas/Car Parking

- 
- 









## DIRECTIONS

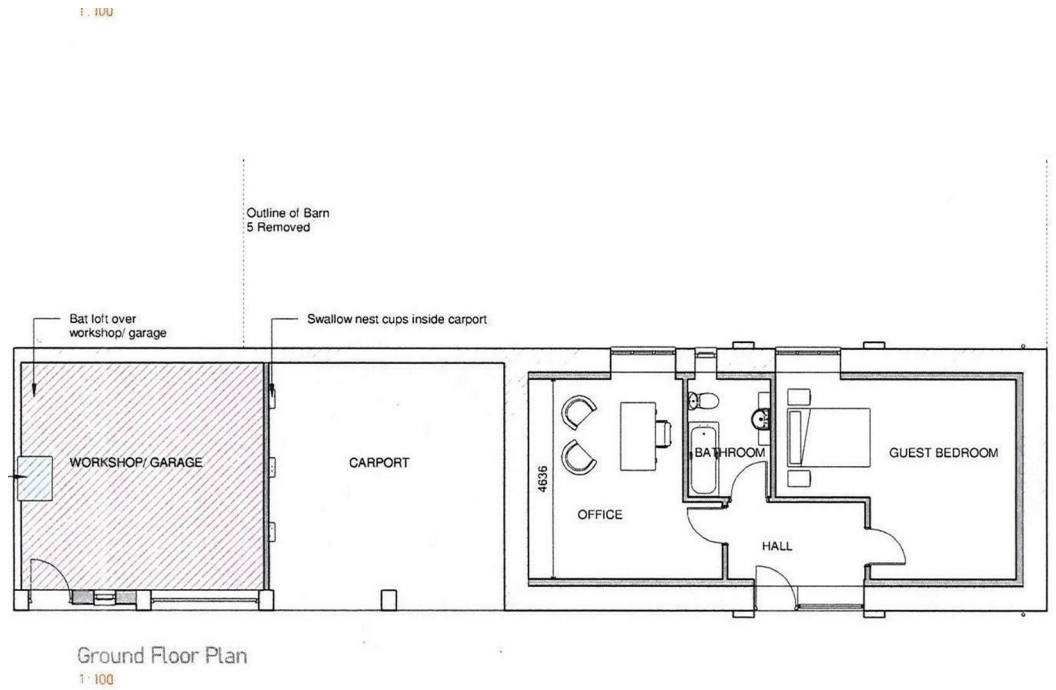
Grid ref: SS524/385. Leaving Barnstaple on the A39 turn left at the first set of traffic lights next to the Texaco garage and then immediately right and proceed up through Pilton Street. Follow this road for just over a mile until you leave the town. Then continue on the road for just over a mile where turn left signposted White Hall and Middle Marwood just beyond a single storey thatched cottage. After a mile pass through White Hall and at the northern end turn left towards Beara. At the top of the hill continue on passing a bungalow, Garnishes, to the left, and about 200 yards after take a very sharp left into Watery Lane. Follow the lane and the stone barns will be found on the left. Using what3words free app for mobiles enter [///screeches.quilt.dunes](https://www.what3words.com/)



## VIEWING

By appointment through  
**Phillips Smith & Dunn,**  
**Phillips, Smith & Dunn**  
**Barnstaple Office**  
**01271 327878 Out of hours**  
**Michael Challacombe 07970**  
**445204**





Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114  
www.phillipsland.com • bideford@phillipsland.com