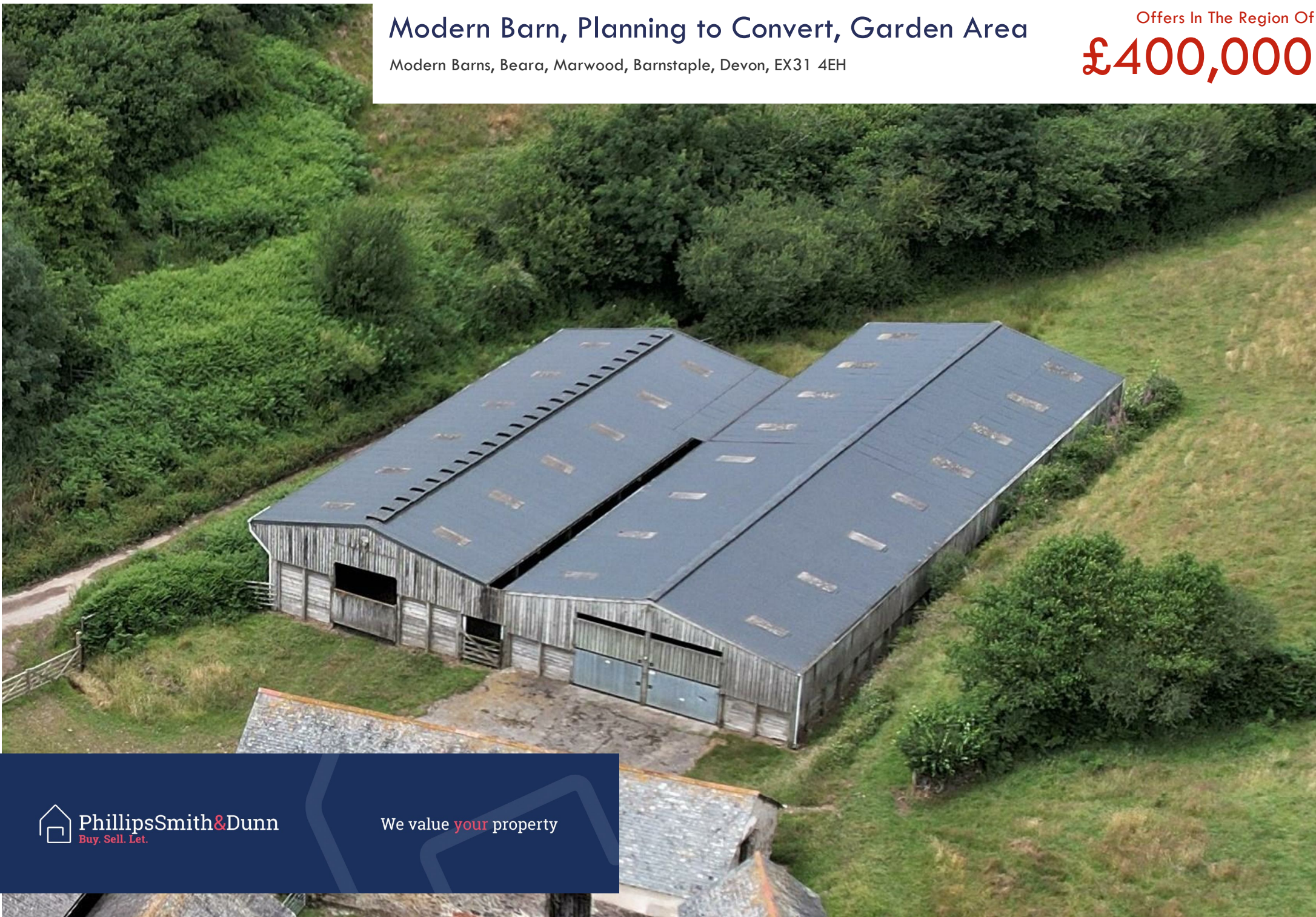


Modern Barn, Planning to Convert, Garden Area

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

Offers In The Region Of

£400,000



 PhillipsSmith&Dunn
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Modern Portal Frame Barn, Planning to Convert, into 2 Properties. Garden Area

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

Large Modern Portal Frame Agricultural Barn, about 1875 sq. metres with planning consent approved to convert into 2 separate dwellings, each 4 bedrooms, 3 bathrooms with full residential use. Surrounding areas for gardens, in all nearly an acre.

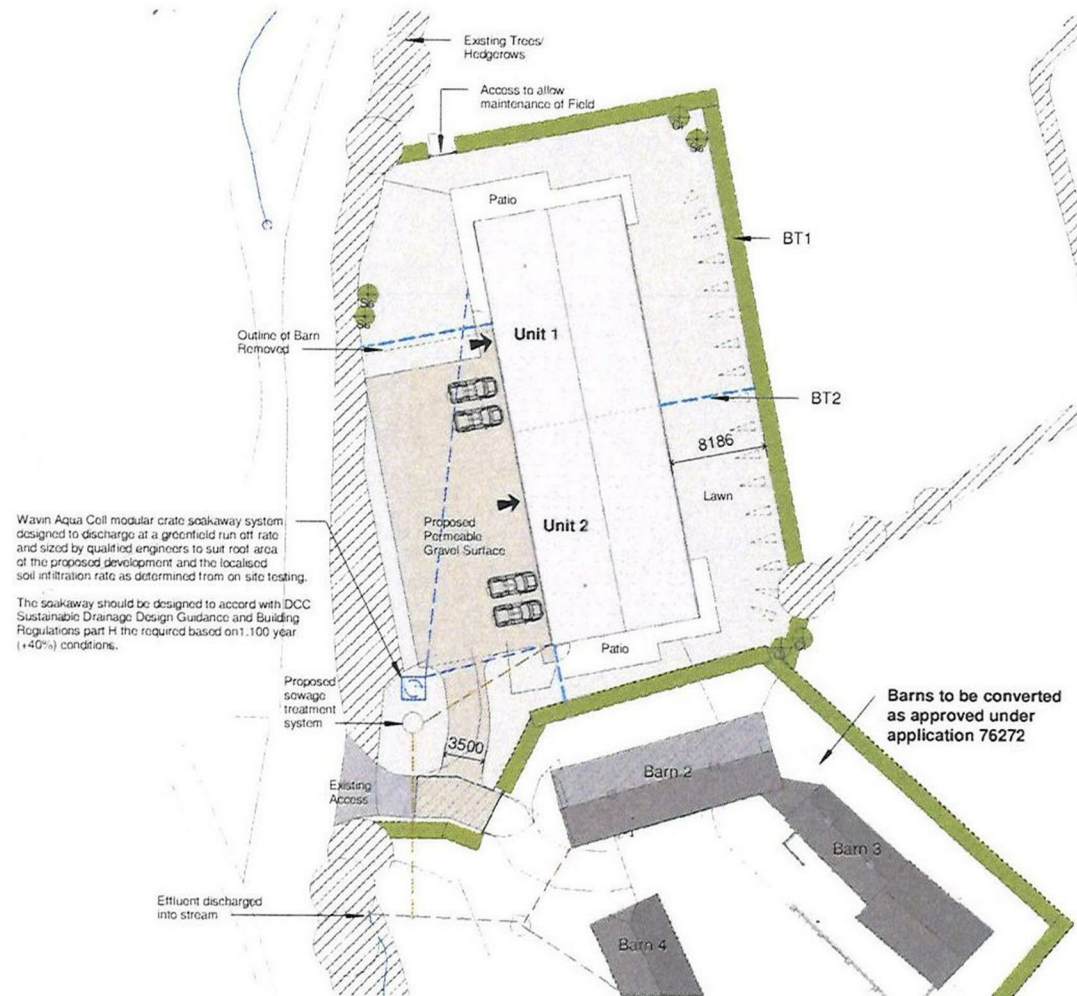
All set in a rural location just over 2 miles from the A361 Barnstaple to Ilfracombe road, or 3 miles from the B3230 Barnstaple to Ilfracombe road to west and east respectively affording convenient access.

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 distant

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



Site Plan Barn 1

DETAILS

NOTE - The modern barn to the west/left is to be removed as part of the development. This provides more garden and off road parking but may be ideal for material storage during conversion.

This is a large portal frame modern farm barn about 75 metres by 25 metres approx.

There is ground included on all sides to allow for gardens.

To the south is a courtyard of traditional stone barns due to be developed and beyond a former farmhouse nearing completion of its renovation.

Services - Borehole to be installed on site. Mains electric being installed by seller.



Current Planning

Plans Show 2 Properties each with

Entrance Hall

Lounge

Family Room inc Kitchen area

Utility

4 Bedrooms

2 En Suite

Also Family Bathroom

Home Office

External Car Parking

Garden Areas

-
-
-
-



VIEWING

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

PLANNING

Current Planning

North Devon Council - application number 77102 -
approved 22nd September 2023 for 3 years

Previous Planning

North Devon Council - application number 76292 Class
Q - Approved 9th January 2023, still live.

DIRECTIONS

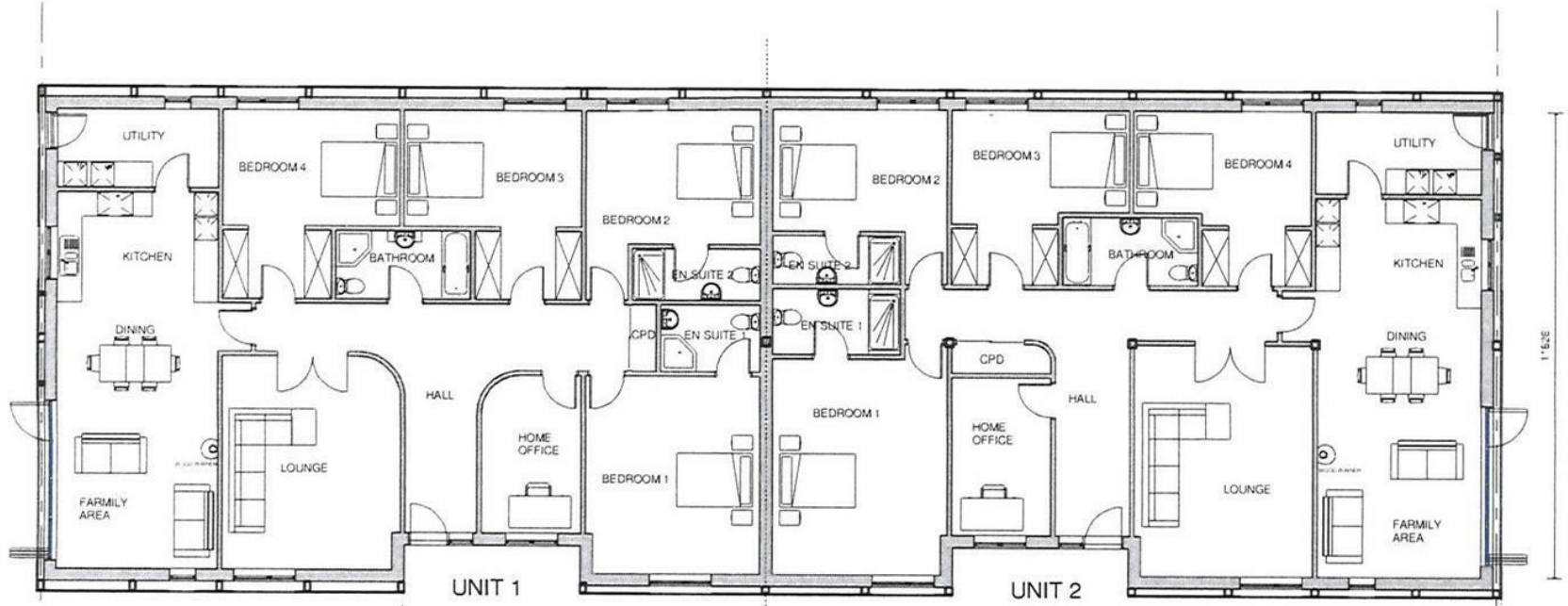
Grid ref: SS524/388. Leaving Barnstaple on the A39 turn left at the first set of traffic lights next to the Texaco garage and then immediately right and proceed up through Pilton Street. Follow this road for just over a mile until you leave the town. Then continue on the road for just over a mile where 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 modern barns will be found, the first on the left. Using what3words free app for for mobile phones enter [///stored.airliners.gasping](https://www.what3words.com/stored.airliners.gasping)

VIEWING

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

West Elevation

1:100



Ground Floor Plan

1:100

Outline of Barn
6 removed