



**Clearspan Barn with consent for 2**  
Barns at West Seven Ash, Combe Martin, Devon, EX34 0PA

Offers In The Region Of  
**£325,000**

- Steel Frame Clearspan Barn.
- About 280 sq. m. on 2 Floors.
- Consent for 2 Houses.
- Thought Ideal Candidate for Betterment Planning
- Make Family Home with Annex
- Reverse Level to Enhance View to Coast
- Garden Area

**Directions**

Grid Ref: S. Approaching Barnstaple on the A361 North Devon Link Road as you arrive at Barnstaple turn right on to the A39 as though towards Lynton and Lynmouth. Follow this road through the town and on towards Lynton and Lynmouth passing through Shirwell and Arlington Court and after about 10 miles at Kentisburyford turn left on to the B3229 towards Combe Martin. Just over a mile later at Easterclose Cross turn left on to the A3123 towards Woolacombe. Follow this road for under a half mile, where turn right down a no through lane. Proceed to its end where the barn is to the left (around the corner). Using what3words app use the reference

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## Overview

With views to the coast. A steel frame clearspan barn (about 280 sq m.) on 2 floors with planning granted for a pair of 3 bedroom houses with garden areas. Ideal candidate for enhanced planning under betterment to make a single countryhouse or house with annex.

Set off a quiet no through country lane and being one of a half dozen individual properties in a small hamlet being a half mile or so off the main Woolacombe to Lynton/South Molton road and just outside the western edge of the Exmoor National Park. Locally the popular coastal village at Combe Martin provides most everyday requirements with Ilfracombe to the west and Barnstaple, the administrative centre for the North Devon area some 10 miles to the south.

Combe Martin, Lynton and Lynmouth, Ilfracombe, Woolacombe and Barnstaple offer a wide range of recreational facilities, theatre, swimming pool, golf courses, restaurants and inns to suit almost every taste.

The area offers a wide variety of pursuits with the cliffs between Ilfracombe, Combe Martin, Hunters Inn and Lynmouth offering coastal orienteering and the dramatic coastal South West coastal path whilst the softer coast to the west, Putsborough, Woolacombe, Saunton and Croyde offering extensive sandy beaches, surfing, fishing, kite boarding and microlight flying whilst there are local tourist attractions in particular the National Trust at Arlington Court, the Wildlife and Dinosaur park and the Exmoor zoo within just a few miles, Quince Honey Farm at South Molton, The Big Sheep at Abbotsham and The Milky Way near Hartland, together with the RHS Gardens at Rosemoor, Torrington.

## Services

Main water on site. Electricity and Drainage to be installed.

## Council Tax

Band n/a

## EPC Rating

Band n/a

## Tenure

Freehold

## Viewings

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

01271 327878 Out of hours  
Michael Challacombe 07970  
445024



## Planning

Consent was approved for the conversion of the steel frame barn into 2 semi detached houses of about 280 sq. m. dated the 15th May 2023 under application number 76773 by North Devon District Council.

Deatsil form the Agent or North Devon Council planning website.

