

# Barn Conversion, Buildings, 14 Acres

Ladyswell Farm, Parracombe, Barnstaple, EX31 4RL

Offers In The Region Of

# £635,000



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# Unusual Barn Conversion, Buildings, 14 Acres

Ladyswell Farm, Parracombe, Barnstaple, EX31 4RL



Western Exmoor National Park - 14 acres - easy access to open Exmoor moorland for riding.

The ideal home for anyone wishing to enjoy riding out onto the open heather clad moorlands of the National Park itself, Ilkerton Ridge, Brendon Common and the like.

A deceptively spacious 3 bedroomed unusual detached rural stone barn conversion with its accommodation ranged over 3 floors, 25 foot sitting room 25 foot kitchen/diner, utility, etc.

Adaptable buildings including range of former licensed kennels, older covered barns to renovate/replace and a further barn containing 3 stable boxes. About 14 acres of land with lane frontage that leads up towards Chapman Barrows, Woolhanger Estate and on to the western end of the chains one of the highest points of the Exmoor National Park, certainly in Devon.

The village of Parracombe is just over 2 miles and provides local facilities, a village inn, ancient parish church, community post office/stores and popular primary school.

The twin coastal resort towns of Lynton and Lynmouth about 7 miles to the east and Woolacombe with its expanse of sandy beach some 15 miles to the west.

To the south, Barnstaple the administrative centre for North Devon with its comprehensive range of both business and leisure facilities, is approximately 14 miles, whilst the market town of South Molton with its direct access onto the A361/North Devon Link Road providing much improved communication to and from the North Devon area is some 15 miles.

The A361 connects Barnstaple and South Molton through to Tiverton from where a double carriageway runs through to junction 25 on the M5 motorway and also the Parkway Rail station from where journey times to London/Paddington are about 2 hours distant.



# DETAILS

Set back from the main A39 that runs from Barnstaple, the administrative centre for North Devon to the south and onto the twin coastal resorts of Lynton and Lynmouth the cottage is an unusual bank barn conversion with rooms ranged over 3 floors and the first floor having the benefit of access to the higher ground to the rear. The cottage is well presented and has some 1500 m<sup>2</sup> of internal floor space.

For those wishing to ride 2 of the fields have gated access into a quiet hardened lane on the boundary which leads to other lanes with grass verges serving agricultural land with access through to Ilkerton Ridge passing through the Woolhanger Manor estate to the east.

A large modern construction barn contains 3 gated stables and a feed area whilst there are two timber frame and much older barns of some 126 m<sup>2</sup> that could be renovated or replaced with an indoor school or general-purpose barn, subject to planning.

A previous owner utilised a range of brick built kennels, 5 in total that have fallen into disrepair but could be renovated but may need planning and a licence to become fully functional as a business again.

Set with no immediate neighbours across the road from an area known as Churchtown were a lane runs down to the main village at Parracombe. In Churchtown there is a second village church known as St Petrocks an historically and architecturally interesting 14th century building and a number of character cottages and houses. .

EPC - Band E

Council Tax - Band C

Services - Main electric, private drainage, private borehole water supply, oil fired heating with recently renewed boiler.

## VIEWING

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



### Planning Note

The property was converted in about 1995, subject to an agricultural occupancy condition.

In 2016 a certificate of lawful use was granted to confirm that the agricultural restriction was no longer in place, and that the house could be occupied by anyone.

### The Property

Approached from the road into a large car parking and turning area for 6 to 8 vehicles that leads to the buildings and cottage.

Built mainly in stone with the main roof having recently been renewed the property has some exposed stonework, is fully double glazed and benefits from oil fired central heating. Front door opens into

### Living Room 7.817 x 4.965 (25'7" x 16'3")

Completed in the farmhouse style with extensive Elm top work surfaces over a variety of drawers and cupboards under. As new Leisure five ring electric hob, space for a tall fridge/freezer, single drainer stainless steel sink unit with mixer tap. Splashback's. 2 radiators. Additional space for a large dining table and also a seating area. Recessed ceiling lighting. NOTE THIS ROOM HAS RESTRICTED CEILING HEIGHT BETWEEN 5 FT 10 AND 6FT

### Inner Hall





**Bedroom 1 4.104 x 3.609 (13'5" x 11'10")**

**Bathroom 2.569 x 2.066 (8'5" x 6'9")**

Close coupled WC, vanity handbasin with mixer tap and two drawers under, paneled bath with shower over mixer tap, and shower screen, fitted shelving, radiator

**Utility Room 2.981 x 1.95 (9'9" x 6'4")**

Single drainer stainless steel sink unit with doors, cupboards and space under, radiator.

**Sitting Room 8.099 x 5.183 (26'6" x 17'0")**

Wood burning stove on slate hearth to one corner, exposed stone feature walling, stairs to 2nd floor. Door to

**Entrance Porch**

Doors out to rear of property

**Landing**

Serving all rooms

**Bedroom 2 5.299 x 3.582 (17'4" x 11'9")**

An eaves room with small area having restricted height, radiator

**Cloakroom**

Low-level WC, vanity handbasin, with two cupboards below.

**Bedroom 3 5.098 x 2.691 (16'8" x 8'9")**

An eaves bedroom with small area having restrictive height, radiator.

**Boiler Room/Laundry 1.71 x 1.62 (5'7" x 5'3")**

To the front of the house an enclosed garden with a small decked area, a gravel area and lawn and the domestic oil tank.

To the rear, a range of block/brick built former kennels, as used by a previous owner with a licence and in the nearest a paddock dog exercise paddock. These would need renovation, possibly planning consent and also a licence to be used commercially.

Two timber frame and fully sheeted farm barns, dated and in need of renovation or planning consent to demolish and may be erect a new modern general-purpose barn/indoor arena.

**Timber Frame Barn 7.973 x 5.790 (26'1" x 18'11")**

**Timber Frame Barn 12.376 x 6.495 (40'7" x 21'3")**

**Further Covered Barn/Stables 7.820 x 7.572 (25'7" x 24'10")**

Modern construction covered barn, timber on a concrete base, internally divided by steel gates into four, three been utilised the stables and the fourth for feed and grooming

**Open Front Field Shelter 6.030 x 5.069 (19'9" x 16'7")**

**The Land**

The land with the property is all contained in three enclosures one of which has the covered field shelter. The smallest field with the buildings to one corner also has a small starvation paddock and the dog exercise area. Two of the paddocks have access into a traffic free country lane which leads up to Exmoor open moorland.







## DIRECTIONS

Grid Ref SS 677/448 From Barnstaple take the A39 road north towards Lynton and Lynmouth. Pass through Shirwell and on for a total of about 10 miles until you arrive at the 4 cross way at Blackmoor Gate. Carefully pass over the 4 cross way and on towards Lynton and Lynmouth. DO NOT turn down into Parracombe Village but carry on for about another 1.5 miles when the property will be found to the right of the road roughly opposite the entrance to St Petrocks Church. Using what3wordsapp enter //snippets.porch.filed



## VIEWING

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



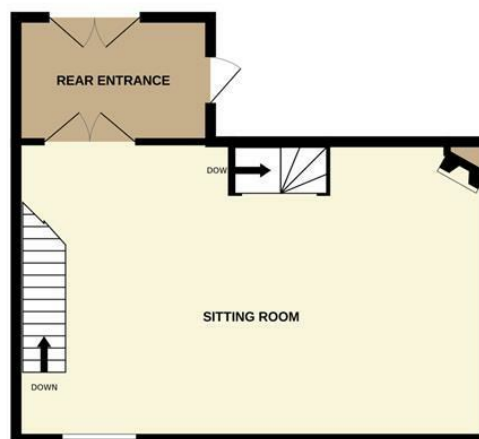




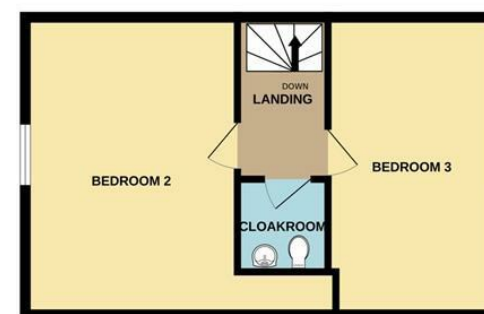
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LADYSWELL FARM, PARRACOMBE, EX31 4RL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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