



Directions

Grid Ref: SS663/318. Leave Barnstaple on the A361 road as though to South Molton. Continue for some 5 miles where turn left signed West Buckland/East Buckland. Follow the road into West Buckland, for just over a mile. Proceed through West Buckland and at the north end where the road bears right to West Buckland/Brayford take the left turn at the junction. Within 100 yards or less, turn right into a no through country lane adjacent to some cottages and follow the lane. There are 3 or 4 field gates to the right and the access to the barn is the first opening on the right with no gate. Using what3words free app for mobiles use the words ///showcases.reboot.vampire

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Barn, Planning to Convert, nearly Half Acre

Barn at Elwell, West Buckland, Barnstaple, EX32 0SW

Offers In The Region Of

£275,000

- Large Farm Barn
- About 300 sq. metres
- Consent to Convert - Class Q
- 4 Bedrooms, 3 Bathrooms
- Living Room, Lounge
- Cloak Room, Study Area
- Games Room, Utility
- Car Parking, Paddock
- In all about 0.40 Acres



Overview

Set in countryside just north of the pretty hamlet of West Buckland, and midway between Barnstaple, the administrative centre of North Devon and South Molton, an expanding town to the east, all within 5 to 8 miles. The site has southerly views over countryside and is a most deceptively spacious former single-storey agricultural lambing shed of over 300 square meters with approval under Class Q for its conversion to form a full residential dwelling with 4 bedrooms, 3 bathrooms, living room, lounge, cloakroom, games room and study, and set in just under a half acre of parking and garden and agricultural land. The property will be one of a half dozen individual properties all in their own large plots in a private location, south facing at the end of a no through country lane about a half mile to the north east of West Buckland with its noted Independent School. West Buckland a popular rural village is set around the ancient parish church with many period cottages and a number of more modern developments and itself being about a mile north of the A361 Barnstaple to South Molton North Devon Link Road which provides the property with very convenient access. To the north east of the property is the Exmoor National Park with its massive expanse of heather clad moorlands for walking and riding whilst to the west the dramatic North Devon coastline with its sandy beaches at Saunton and Croyde with the more dramatic cliffs around Combe Martin, Lynton and Lynmouth to the north. The A361 connects 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.

Services

Mains water and electric close by

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



Room list:

Current Plans Show

Entrance Hall

Cloakroom

Study Area

2 Double Bedrooms

Both En Suite Wet Rooms

2 Further Double Bedrooms

Family Bathroom

Living Room

Lounge

Games Room

Uilty Room

Car Parking

Grass Paddock

Planning

Prior approval for Class Q granted on the 22nd August 2024 under application number 78976 by North Devon Council for a chnage of use of agricultural building to dwellinghouse (Class Q (A & B))

Copies of the approval available from the North Devon Council website or from the selling Agents.

NOTE - Open fronted shed to left in photo to be removed as part of planning. Possibly an ideal candidate under betterment for full planning.