

# Partially Converted Barn

Copper Beech Barn, Yarnacott, Swimbridge, EX32 0QY

Auction Guide

Excess of £200,000





# Partially Converted Barn, Well Advanced.

Copper Beech Barn, Yarnacott, Swimbridge, EX32 0QY



A most spacious mainly stone built traditional detached barn conversion, about 170 sq m , internally, currently well advanced in process of conversion and to be sold as is, set just north of the village of Swimbridge and midway between Barnstaple and South Molton.

Between the site and Swimbridge runs the A361 /North Devon Link Road with nearest access being about 2 miles in either direction with Barnstaple the ancient borough and administrative centre for North Devon being about 5 miles to the west providing an extensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of towns superstores, live theatre, leisure centre and a further 5 - 8 miles to the west is the dramatic North Devon coastline with sandy beaches at Saunton, Croyde and Putsborough with associated leisure facilities.

Some 7 miles to the east of the property is the market town of South Molton again with a good range of facilities and similarly with direct access onto the A361 /North Devon Link Road which provides much improved communication to the North Devon area connecting directly as it does through to Jctn 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.

# DETAILS

The work on conversion is well advanced and it is felt that an additional £50,000 may be need to complete the conversion.

Work undertaken so far includes the installation of a new roof and timbers

External render to the ground floor with timber cladding over

New double-glazed windows, and Velux roof lights.

Access doors and bifold doors not installed.

Internally, underfloor heating, the installation of electrical wiring and plumbing with the majority of the insulation and timbers for the stud wall room dividers being installed and also the foul drainage system.

Garden area is nearly all fenced accept to the car parking area

EPC Band - not banded as yet

Council Tax Band - not banded as yet

Services. Main water and electric. Underfloor heating, Private drainage installed.



## Entrance Hall

### Open Plan Kitchen 8.6 x 4.44 (28'2" x 14'6")

Bi Fold to Garden

### Dining Room 5.2 x 2.8 (17'0" x 9'2")

### Utility Room 3.26 x 3.3 ma (10'8" x 10'9" ma)

Will also include plant cupboard

### Store 1.5 x 1.35 (4'11" x 4'5")

### Bedroom1 4.03 x 3.39 (13'2" x 11'1")

### En Suite 2.39 x 1.65 (7'10" x 5'4")

### Walk In Cupboard 1.67 x 1.56 (5'5" x 5'1")

## Landing

### Part Vaulted Bedroom 2 5.77 x 4.46 (18'11" x 14'7")

### Part Vaulted Bedroom 3

## Bathroom

## Outside

South facing enclosed garden



## VIEWING

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

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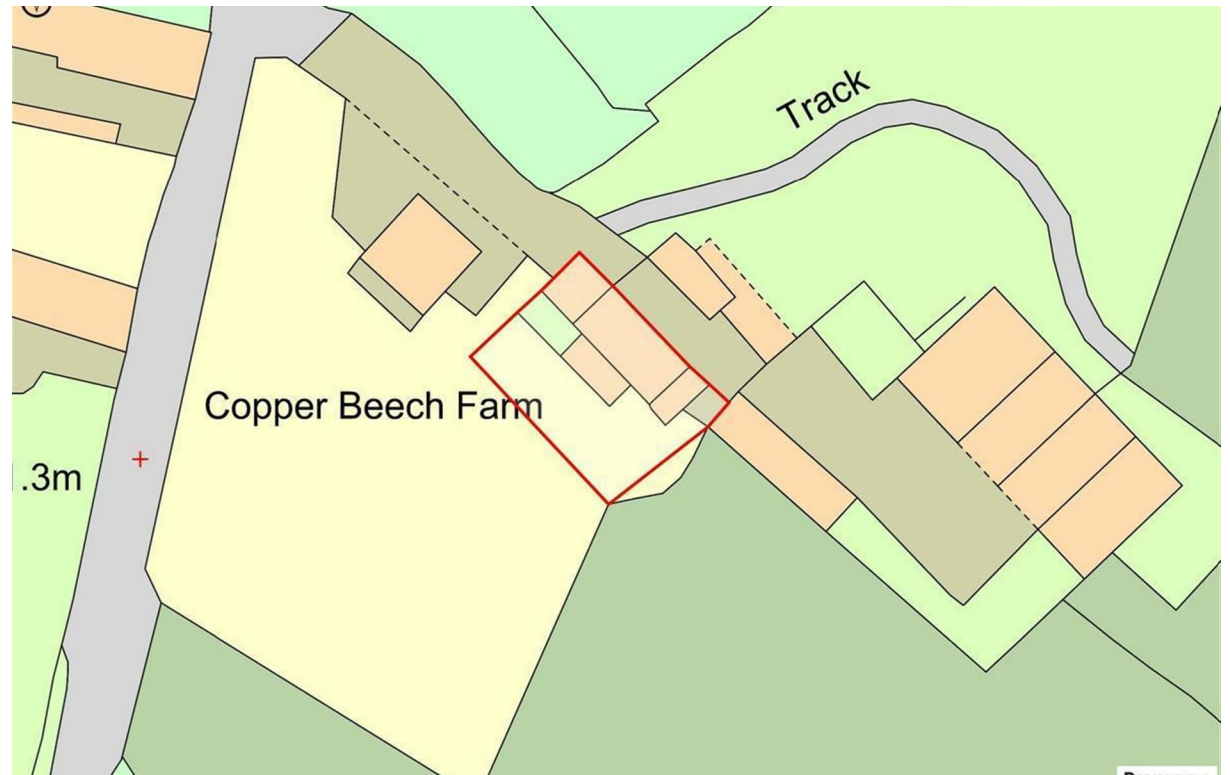
### To the side

Car Parking leading to the garden

### Warranty

A warranty has been paid for in respect of the barns development.





## DIRECTIONS

Take the A361, eastwards, as though towards South Molton. After a mile at the first roundabout, new, take the second exit and proceed over the hill into Landkey. Pass through Landkey and on to Swimbridge. Drop down the hill passing the school to the left and then turn left into the square next to the Church. Proceed up the hill, cross over the link road bridge and up the hill beyond and within a few hundred yards to the right hand side you will see the entrance to Copper Beech Farm. Drive in and park next to the barn, the second dwelling to the right hand side. Using what3words free app for mobiles enter the words [///putts.cringe.craters](https://www.what3words.com/putts.cringe.craters)

## VIEWING

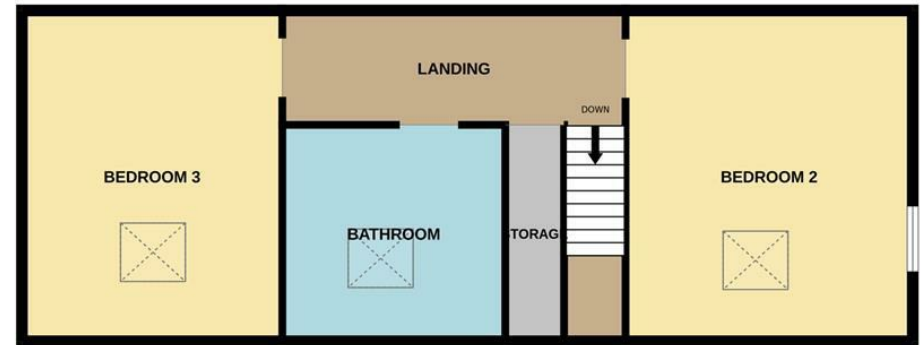
**By appointment through  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204**



GROUND FLOOR  
1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
754 sq.ft. (70.0 sq.m.) approx.



COPPER BEECH BARN, SWIMBRIDGE, EX32 0QY

TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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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