

House to Renovate/ Barn to Convert - 2 Lots

Homestead, Lots 1 & 2, Pottery Lane, Yelland, Barnstaple, Devon, EX31 3EG

Auction Guide - The Whole

£250,000



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House, 4 Bed. to Renovate/ Barn to Convert - As one or in 2 Lots

Homestead, Lots 1 & 2, Pottery Lane, Yelland, Barnstaple, Devon, EX31 3EG



As a whole or in two separate lots as follows.

Lot 1- A period 4 bed roomed former farmhouse in need of complete renovation, together with off-road parking and garden area. Guide price £150,000 to £175,000.

Lot 2 - A derelict barn with planning consent for its conversion to a 3 bedroom property with double garage and garden area. Guide price £100,000 to £125,000.

The properties are set off a no-through lane, serving a mixture of houses and bungalows to the south side of the B3233 that runs from Barnstaple, the administrative centre for North Devon some 5 miles to the east, through to the port and market town of Bideford on the River Torridge some 6 miles to the west and just over a mile from the Tarka Trail, a largely traffic-free cycle path/footpath that runs around the Rivers Taw and Torridge estuaries and about 2 miles from the coastal village of Instow, with its beach, yacht club, together with a variety of restaurants, pubs, restaurants, and cafés. Locally at Fremington a good range of village services including both a Boots and Co - op outlet, Post Office, Parish Church, Medical Centre, local popular pubs, Chinese restaurant/takeaway and a regular bus service. Nearby is Fremington Quay, popular with artists and photographers a like, which fronts the River Taw and the Tarka trail.

DETAILS

Auction, on a date to be announced, unless sold

As a whole or in 2 separate Lots.

Lot 1 - Period traditionally built period former farmhouse, 4 beds, 2 baths, 3 receptions, kitchen, in need of total renovation with space for 2 cars and garden area to its rear.

Lot 2 - Detached single storey barn for conversion, part demolition and extension, about 120 sq meters. Double garage and garden area.

EPC - Band E

Council Tax Band E

Services - All mains believed to be connected.



LOT 1

The period house of considerable character but needing complete renovation with off road parking and garden area.

Porch

Hall

Sitting Room 4.16 x 4.07 (13'7" x 13'4")

Dining Room 4.3 x 4.17 (14'1" x 13'8")

Store 3.92 x 2.52 (12'10" x 8'3")

Kitchen 4.36 x 2.39 (14'3" x 7'10")

Conservatory

Utility

Shower Room

Landing

Bedroom 1 4.1 x 3.23 (13'5" x 10'7")

En Suite

Bedroom 2 4.14 x 3.87 (13'6" x 12'8")



VIEWING

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

Bedroom 3 3.03 x 2.93 (9'11" x 9'7")

Bedroom 4 3.6 x 2.38 (11'9" x 7'9")

Bathroom

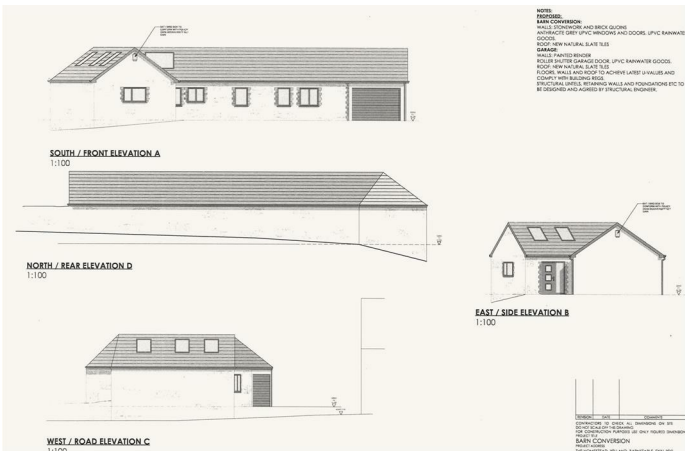
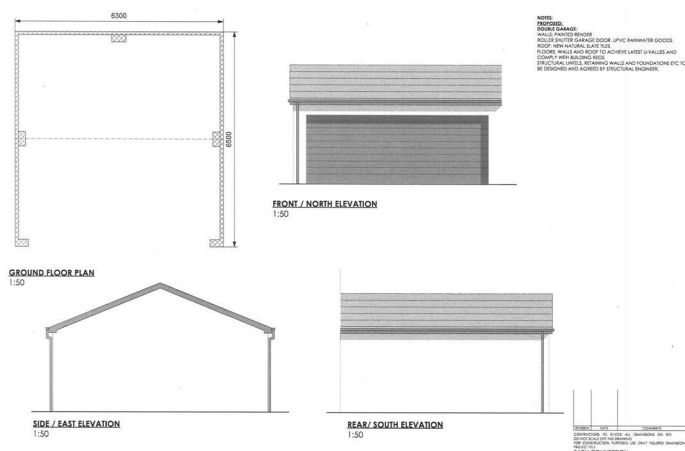
LOT 2

Dilapidated Barn, single storey, with consent for conversion to a 3 bed. property with double garage and garden area.

Planning

Planning is approved for the conversion of the existing barn to a dwelling, subject to conditions which includes the demolition of part of the workshop to provide separate access to both Lot 1 and Lot 2 and the removal of the conservatory part of Lot 1 to allow for separate car parking for Lot 1.

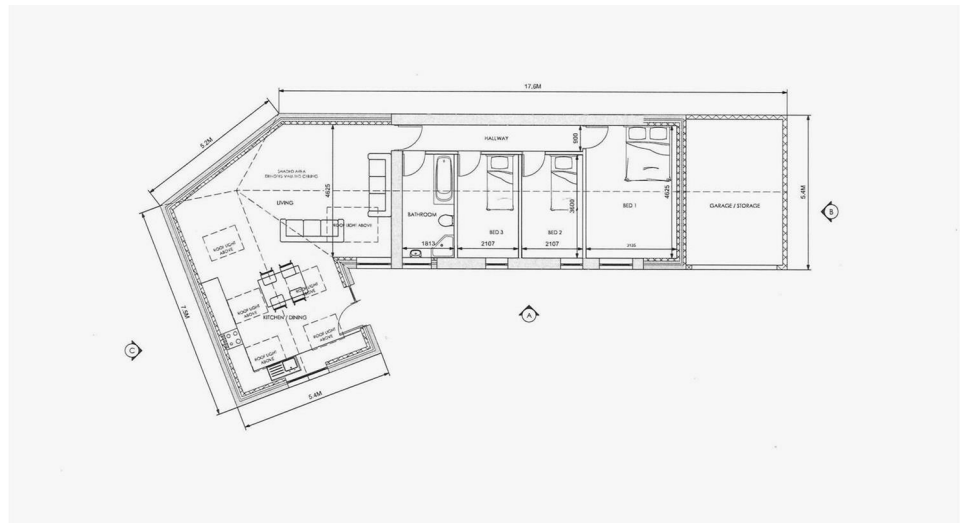
Planning was approved by North Devon Council under application number 78485 on the 17th of May 2024





DIRECTIONS

From Barnstaple Town Centre take the A3125 east and pass over Sticklepath roundabout and up Sticklepath Hill to the first roundabout where take the second exit and continue on the A3125. At the next roundabout, take the second exit on to the road to Instow/Fremington. Pass through Fremington and on for over a mile where pass by the Garage to the left. Within a few hunderd yards turn left into Pottery Lane where the proeprty will be found to the left after a few hunderd yards.

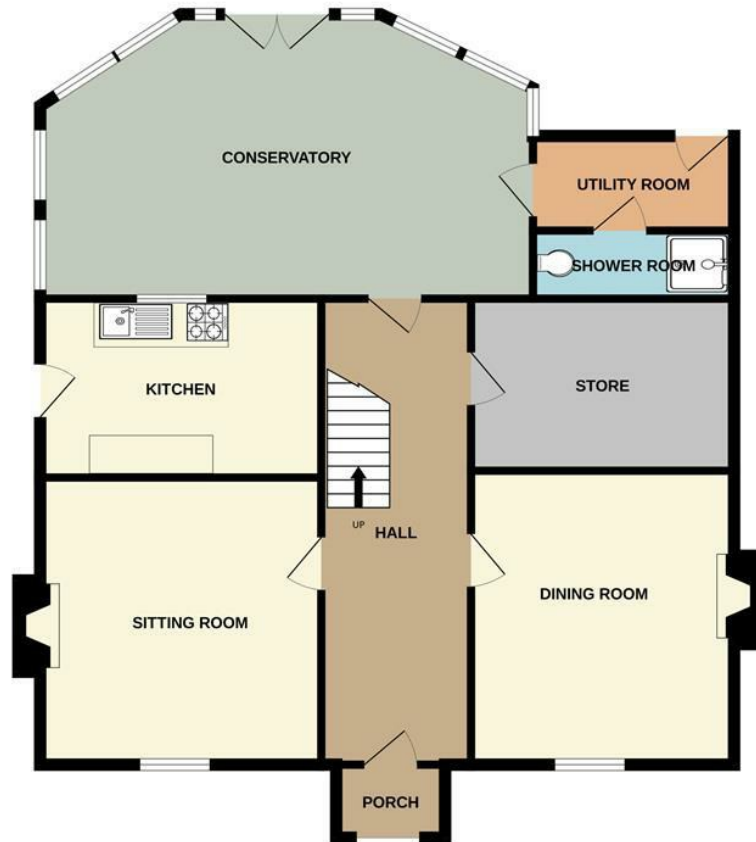


VIEWING

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



GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



THE HOMESTEAD, POTTERY LANE, YELLAND, EX31 3EG

TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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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