



Higher Pitt Barn



Higher Pitt Barn

East Buckland, Barnstaple, Devon, EX32 0TD

South Molton 5.5 miles Barnstaple 9 miles

A very spacious barn conversion with large, adaptable outbuildings and pasture land.

- Spacious Barn Conversion
- Vaulted Kitchen and Dining Room
- Vaulted Living Room with Woodburner
- 4 Bedrooms and 3 Bath/Shower Rooms
- Traditional Building with Workshop, Storage and Hobbies Room
- Adaptable Clear-Span Building (120' x 80')
- Extensive Stabling, loose Boxes and Storage
- Pasture Land (Total about 13.34 Acres)

Offers Over £900,000

Situation

Higher Pitt Barn is set on the edge of the small, rural hamlet of East Buckland set amongst lovely Devon countryside and only minutes from the renowned West Buckland School. The larger village of West Buckland is only slightly further away and lies only one mile from the A361 (North Devon Link Road). The local market town of South Molton lies about 5.5 miles miles to the south east, and offers an excellent range of shops and facilities catering for day to day needs. The larger town of Barnstaple is approximately 9 miles to the west, and as the regional centre, offers the area's main business, commercial, leisure and shopping venues.

The rugged and famous North Devon coastline with its beaches at Croyde, Saunton, Puttsborough and Woolacombe are all within easy reach, as is the beautiful Exmoor National Park.

Description

Higher Pitt Barn is an appealing and spacious barn conversion, originally converted in 2006, and offers extensive and well-appointed split-level accommodation. The conversion was completed in a highly sympathetic manner retaining a wealth of original features. To the rear is a very useful, detached, two-storey building which offers potential for further conversion to an annexe/studio or similar, subject to any necessary consents being obtained.

Of particular note is the large and very adaptable, clear-span modern building set opposite the house. It offers a vast amount of open space together with extensive stabling and loose boxes making it perfect for equestrian/smallholding use in conjunction with the excellent holding of pasture land included with the property.



Accommodation

The front door leads directly into the open-plan, vaulted KITCHEN and DINING ROOM. The kitchen area has a slate floor and is fitted with a modern range of units with 1½ bowl sink and integrated appliances including a dishwasher, fridge and freezer as well as a Rangemaster stove with hood above. The dining area is accessed up a short flight of steps from the kitchen and also leads into the UTILITY/BOOT ROOM with Belfast sink, double cupboard and door to the outside. Off the kitchen, a short flight of steps leads up and into the LIVING ROOM with fine views, vaulted ceiling, exposed roof timbers and a stone fireplace with wood burning stove. The FOUR BEDROOMS are set on three separate levels throughout the barn. A flight of stairs from the dining area leads to a galleried landing and to the spacious MASTER BEDROOM with a vaulted ceiling, fine views and extensive built-in wardrobes. Off the landing is a BATHROOM, fitted with a panelled corner spa bath, pedestal wash basin, WC and heated towel rail. BEDROOM 2 is accessed directly from the dining area and is a spacious room with extensive fitted wardrobes and an EN-SUITE SHOWER ROOM fitted with a modern suite. Access down a short flight of steps from the kitchen is a LOWER GROUND FLOOR HALL leading to BEDROOMS 3 and 4 and a SHOWER ROOM fitted with a modern suite.

Outside

The property is approached initially over a shared entrance which in-turn leads into a pillared entrance to the property. Adjoining the front of the barn are large and well-planted flower and shrub beds, a large tarmac parking area and a level area of lawn with fish pond bounded by a post and rail fence.

Adjoining the rear are raised terraces that lead onto a further area of lawn with duck pond. Above this area is a very useful, two-storey stone BARN which offers potential for alternative uses (subject to obtaining the necessary planning consents). The ground floor is currently used as storage and workshop with a hobbies room and study on the first floor.

The Main Building and Land

Set across from the dwelling is a very large, clear-span MODERN BUILDING (120' x 80') with concrete floor and currently offers extensive stabling and loose boxes, coupled with space used for storage of fodder and machinery, feed/tack room and indoor and outdoor dog/poultry pens. This extremely vast space could lend itself to a variety of alternative uses (subject to obtaining the necessary planning consents).

The land with the property lies mainly beyond this building and comprising free draining pasture land, sub-divided with post and rail fencing. The level and gently sloping fields have excellent views and have recently been used for the grazing of horses and sheep and annual production of high quality hay. In total the property extends to 13.34 ACRES.

Services

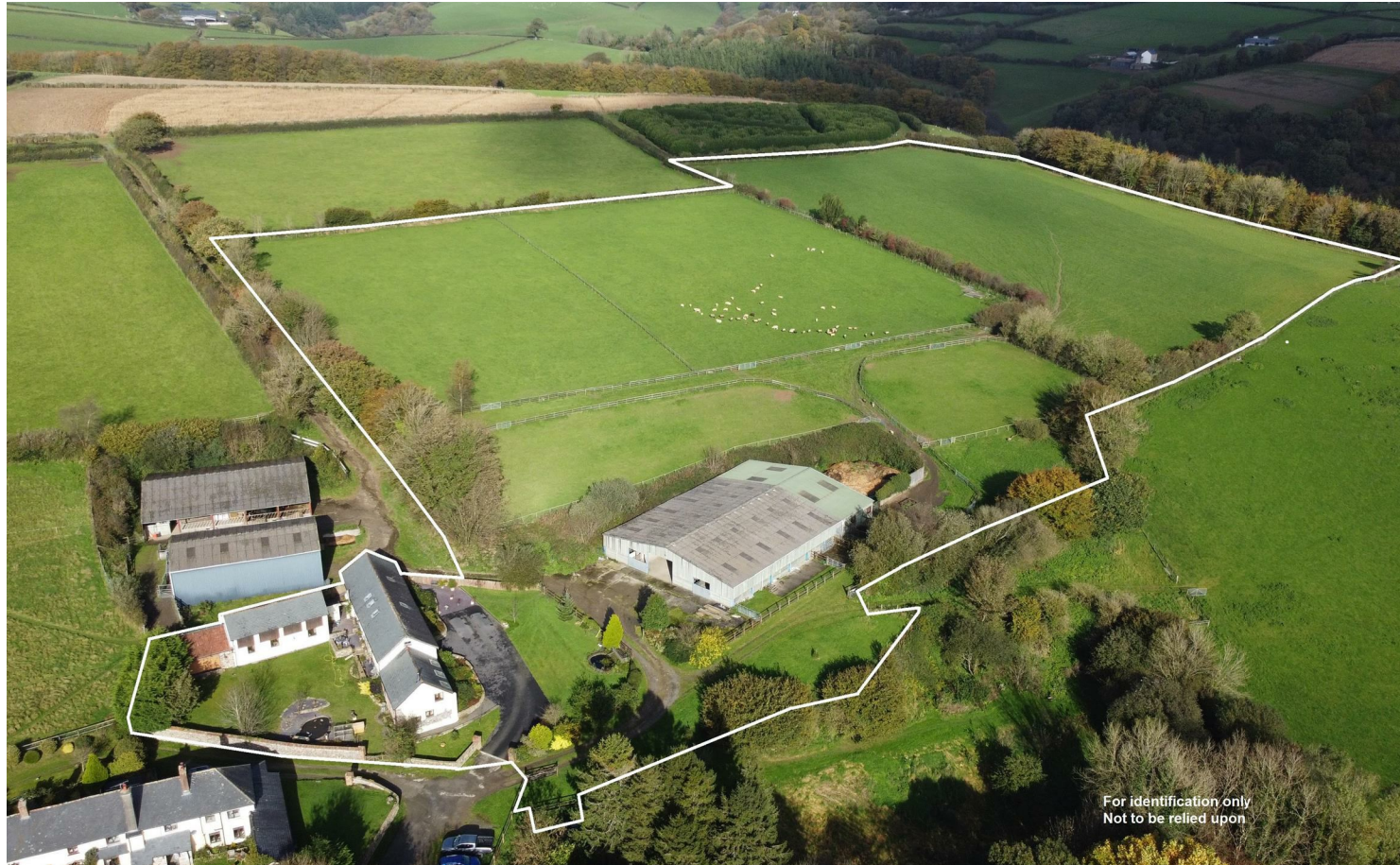
Mains electricity, Mains water to the house, private water (borehole) to the buildings and land. Private drainage system. Oil fired central heating.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton proceed out of the town on the B3226 towards Barnstaple. After about a mile and shortly before reaching the A361 turn left signposted to Filleigh, Hill Village and Swimbridge. Continue on this road, passing through Stags Head and take the next right turn at Sawmills Cross signposted to East and West Buckland. Stay on this road for 2.8 miles and upon reaching East Buckland Cross turn right towards East Buckland. The gated access leading to Higher Pitt Barn will be found on the left immediately after passing the Church. What3words Ref: locator.masters.besotted



For identification only
Not to be relied upon



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton,
EX36 3AQ

south-molton@stags.co.uk

01769 572263

Approximate Gross Internal Area = 227.1 sq m / 2444 sq ft
Outbuilding = 140.9 sq m / 1516 sq ft
Total = 368 sq m / 3960 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1024822)