



Summermoor Barn



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Swimbridge, Barnstaple, Devon, EX32 0QH

Within easy access of Swimbridge & Landkey villages, Barnstaple, the Link Road, Exmoor & the Coast.

A modern detached barn with consent for conversion, set in 6.6 acres in lovely rural surroundings.

- Modern barn built around 2008.
- Hall, 2 Cloaks, Open plan Reception/Kitchen
- Ample parking.
- Off quiet no through lane.
- Very well constructed building.
- PP to convert on a reverse living basis.
- 4 Bedrooms, 3 Bathrooms.
- 6.6 acres.
- Delightful views.
- Freehold.

Guide Price £460,000

SITUATION & AMENITIES

Off a little used 'no through' country lane, amidst glorious rolling countryside, the property enjoys a private and tranquil rural location, well detached from any other dwelling, yet is within easy reach of world-renowned surfing beaches, Exmoor National Park and excellent amenities at the small market town of South Molton or the regional centre of Barnstaple. The dramatic North Devon coastline is within half an hour's drive, including the sandy surfing beaches of Croyde, Saunton, Putsborough and Woolacombe, or in the opposite direction Instow and Westward Ho!. The dramatic scenery of Exmoor with its Heather clad moorlands, steep valleys and combes dissected by rivers and streams, is 10 miles away. A further range of country pursuits are available nearby including; walking, cycling and fishing on the Rivers Taw & Torridge. There is also a fantastic private school at West Buckland and superb choice of golf courses within the area. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as Pannier Market and District Hospital. The area can be accessed from Junction 27 of the M5 Motorway and along the A361 North Devon Link Road which leads on to the A39 Atlantic Highway. The nearest train station is located at Barnstaple, which connects to Exeter and from there and Tiverton parkway, there are regular mainline rail services to London (Paddington).

PLANNING PERMISSION

Planning was granted by North Devon Council on 9th August 2023, under planning reference 77139 for 'Prior approval for change of use of agricultural building to one dwelling (Class Q (AMB)). Full details of plans etc. can be viewed on the North Devon Council's planning portal quoting the planning reference above for access.



DESCRIPTION

Understood to have been built around 2008 the barn is rectangular and is formed by a steel portal frame, comprising of four steel stanchions. The barn is approximately 5.25m tall and is clad externally with trapezoidal profile metal sheets, attached to cladding rails. The roof structure is made up of portal steel trusses, spanning between the steel stanchions. The roof covering again is metal roofing sheets which all appear to be in good condition. As part of the conversion works, the roof will need upgrading and insulating to meet 'Part L' of the current building regulations. The ground floor is concrete. The proposal is to retain the existing cladding throughout and there are no apparent necessary repairs to be done. It is proposed to create a raised mezzanine floor. The building will be dry lined internally with plasterboard and bonded installation to meet the 'U' values required for new dwellings in accordance with 'Part L' of the building regulations. Windows will be inserted into new interventions on all sides of the building, supported between the existing frames, which are ideally to be triple glazed in high thermal efficient UPVC with Argon filled units. Any new areas of wall are likely to be self-supporting timber frame. All new walls, both internal and external, are to be self-supporting and non-load bearing. The existing steel portal frame is to continue to act as the main load bearing structure including to the proposed mezzanine floor. The scheme as proposed seeks to utilise and retain a high percentage of the existing external materials and ensure that the works involved are a conversion and not tantamount to a new build. The proposed accommodation layout allows for reverse living accommodation in order that the reception area enjoys the best of the views down into the valley below. On the ground floor there is to be; Entrance Hall, Cloakroom, Three bedrooms (all En-Suite) and a Study/Fourth Bedroom. On the first floor is a large open plan Reception Area/Kitchen, Cloakroom and storage space under eaves. Externally there is a five-bar gated vehicular access from the lane for parking for five/six vehicles adjacent to the barn. Beyond the land is laid to grass with steep bank above mainly laid to former vines and above that is an area of pasture. In all the gardens and grounds amount to approximately 6.679 acres.

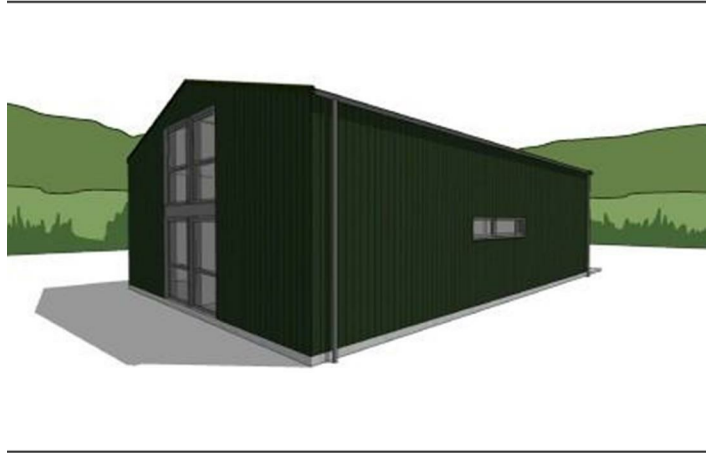
SERVICES

Solar panels currently provide electricity. There is a borehole (not for drinking) and cesspit.

DIRECTIONS

From Barnstaple take the A377 Exeter road, pass through the village of Bishops Tawton and as you leave turn left, opposite the garage sign posted Cobbaton and Chittlehampton. Follow this road for around 2 miles and as the road turns a sharp right, continue straight over sign posted 'Hannaford'. At Hearson Cross, continue straight over and the barn will be found after 500 yards on the left-hand side.

WHAT3WORDS:///engulfing.relishing.stubbed



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.



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Approximate Gross Internal Area = 219.2 sq m / 2359 sq ft



PROPOSED FLOORPLAN

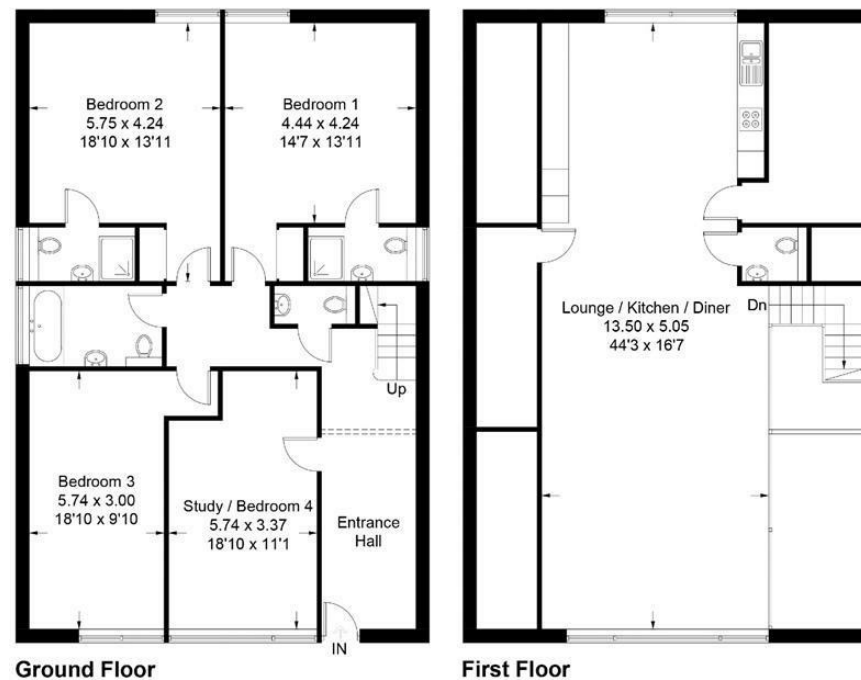


Illustration for identification purposes only, measurements are approximate,
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