

The Barn



# The Barn Beara Farm

Old Berrynarbor Road, Ilfracombe, Devon EX34 9RN

Berrynarbor Village/Ilfracombe [the coast], both about 10 minutes. Exmoor and Barnstaple within easy access.

On the instructions of LPA receivership - A modern detached barn with consent for conversion into a 4 bedroom dwelling enjoying fine sea views, in tranquil rural location.

- Former Agricultural Barn, around 30 years old
- Consent for conversion to dwelling.
- Proposed accommodation over one floor
- Hall, Kitchen/Dining/Family Room
- Sitting Room, Utility/Boot/Cloakroom
- 4 En Suite Bedrooms, Garden curtilage.
- Ideal potential main/second home .
- Suitable as holiday rental also
- Lovely position & views
- Additional land available. Freehold

Guide Price £299,950

## SITUATION & AMENITIES

The Barn at Beara Farm is one of four structures which forms an original grouping of farmhouse and former farm buildings, the majority of which have been converted in the past, once this barn is converted there will be four detached properties on site, all self-contained and fairly well separated from one another, ensuring a good amount of seclusion and privacy. The farm is approached off a private track, which in turn leads off Old Berrynarbor Road, which provides a link between the popular village of Berrynarbor and Hele Bay which is a suburb of Ilfracombe, around 2 miles away. Berrynarbor is a frequent 'Best Kept Village' and 'Britain in Bloom' winner and lies between Combe Martin and Ilfracombe, the village has a community Post Office/General Store, church, 13th century village inn and primary school. The coastal village of Combe Martin is around 3.7 miles away and set at the bottom of the hilly coastline, with a sheltered beach and a variety of shops. Ilfracombe provides Supermarkets, Schools, Leisure Centre, Live Theatre and Damien Hursts 'Verity' stands proud at the entrance to the harbour. Barnstaple lies around 11.3 miles to the south and as the regional centre, houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, Live Theatre and District Hospital. At Barnstaple there is access to the North Devon Link Road which leads on, in around 45 minutes of so, to junction 27 of the M5 Motorway and where Tiverton Parkway, also offers a fast service of trains to London Paddington in just over 2 hours.



## DESCRIPTION

The Barn is believed to be around 30 years of age and is on concrete pad and concrete strip foundations, timber framed with blockwork walls and timber boards, as well as man-made cladding to the walls. The Barn is provided with timber doors to the building. The roof is provided with corrugated man-made sheet cladding. Planning permission was achieved under North Devon Council Planning Reference 77538 on 26th October 2023 for 'Conversion of barn to dwelling and associated works' this was a full application with a condition stating 'the development to which this permission relates must be begun not later than the expiration of 3 years, beginning of the date on which this permission is granted.'. Copies of the planning consent, proposed layouts, structural survey and other supporting documentation are available to download from the North Devon Council Planning website quoting the planning reference mentioned above for access.

## SERVICES

The Barn is currently provided with an electric supply and a private borehole water supply, which is situated within the curtilage of the land and under the control of the vendor. It is envisaged that a new septic tank or sewage treatment plant will need to be installed. The vendors have sufficient land to allow for the provision of the new drainage system to serve the property, subject to discussion.

## ACCESS

Access to the property is off a shared private track, in turn leading directly from the Council Highway.

## SPECIAL NOTE

The property is being sold with the proposed garden curtilage as set out in the planning consent, however the vendors are prepared to discuss selling additional 2 acres of amenity land and to talk further about proposed access, subject to negotiating a higher price for these benefits.

## TENURE

The property is being sold freehold with the agents acting for the LPA receiver.

## LOCAL AUTHORITY

North Devon District Council, 01271 327711, [www.northdevon.gov.uk](http://www.northdevon.gov.uk)

## BOUNDARY PLAN

A boundary plan which is not to scale, is included with these sale particulars for identification purposes only.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

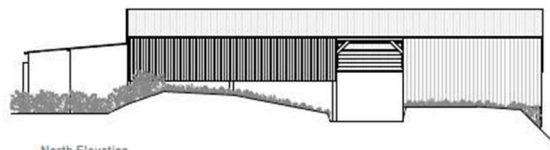
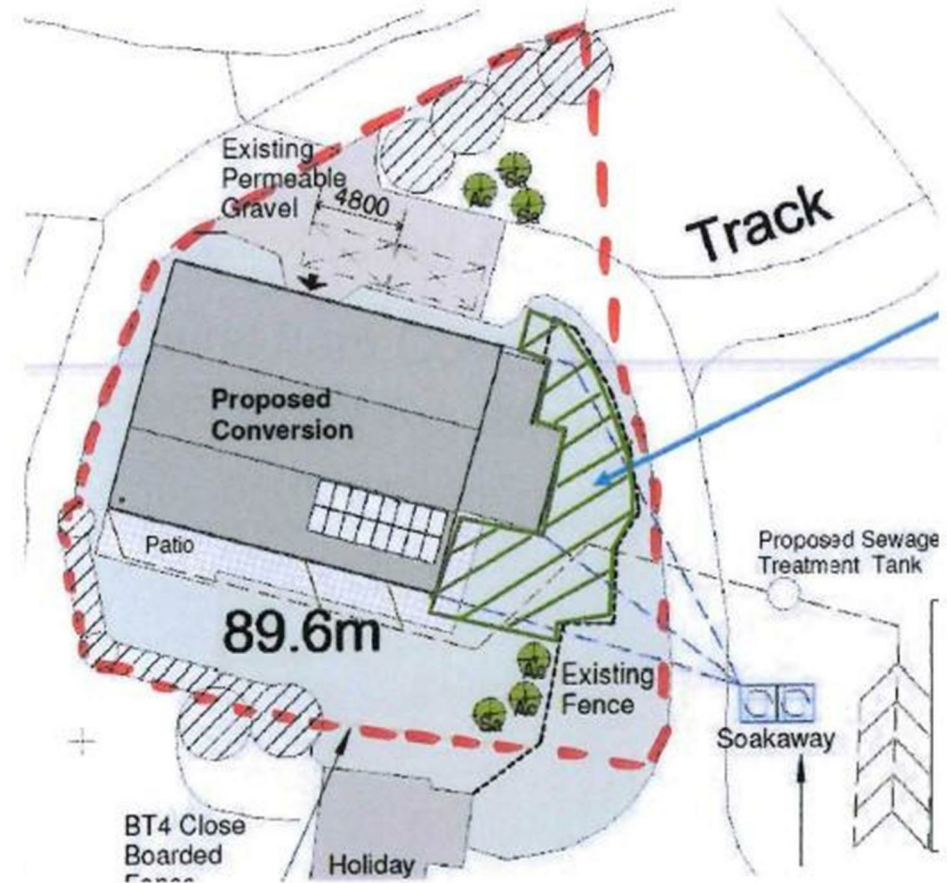
## VIEWINGS

All viewings are strictly by appointment via the selling agent Stags 01271 322833 ([barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk))

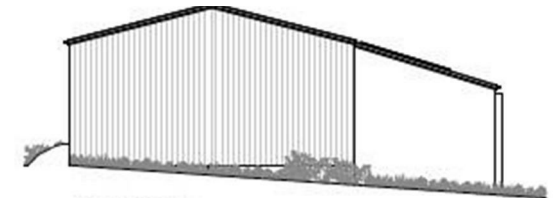
## DIRECTIONS

Travelling from Combe Martin to Ilfracombe on the A399 coastal road, pass Ilfracombe Golf Club on your left-hand side, enter the village of Hele, pass the service station on your left and then take the next turning on the left signed Berrynarbor. Follow the lane around, keeping to the left which is Old Berrynarbor Road, continue for around a mile or so and the entrance to Beara Farm will be found on the right-hand side.

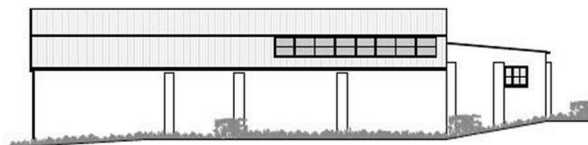
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North Elevation  
1:100



West Elevation  
1:100

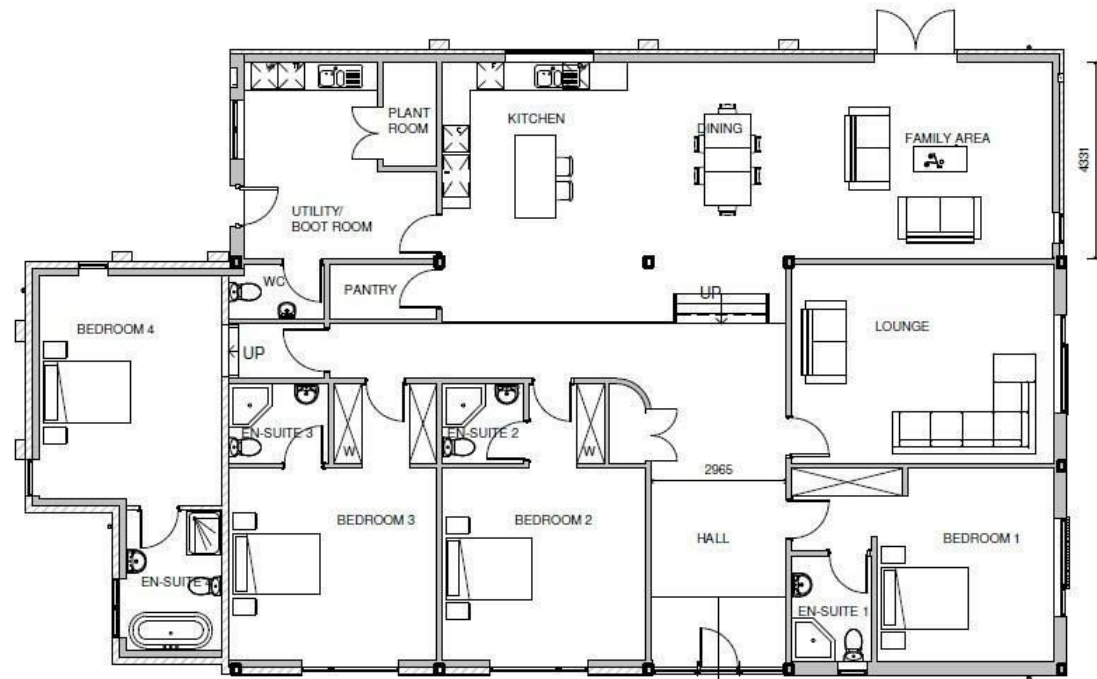


South Elevation  
1:100



East Elevation  
1:100

These particulars are a guide only and should not be relied upon for any purpose.



Proposed Floorplan

Ground Floor Plan  
1:100



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