



Home Barton Farm







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Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU

Coastal footpaths, local bus services and village amenities within healthy walking distance. The coast at Combe Martin & Ilfracombe, 5 & 10 minutes by car.

A small coastal estate comprising 4 residential properties, period barn with consent for a 5th, other buildings with potential, all set in 8.42 acres on high ground, enjoying fine sea views yet, within easy access of local amenities.

- Charming detached 4 bed. period farmhouse.
- Detached period 2 bed. cottage requiring finishing.
- Detached period barn with PP for conversion.
- All with designated gardens/parking
- Council Tax Band E [Main house]
- Detached period 2 bed. habitable cottage.
- Attached 2 bed. period cottage requiring finishing.
- Modern detached barns & mobile home.
- Suitable for a variety of uses. No chain.
- Freehold

Guide Price £1,350,000

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SITUATION & AMENITIES

Home Barton Farm is approached by a shared but private, no through track and enjoys an elevated site from which there are breath-taking views towards Hangman's Hill, the Bristol Channel and Welsh coastline in the distance. The property includes an original grouping of former period farm buildings, several of which have been converted into dwellings and others are yet to be finished or converted. Otherwise the house adjoins open countryside and the position is both timeless and tranquil yet, the village centre, local bus services and the South West coastal path are within walking distance. Berrynarbor offers a community post office and store, 13th Century village Inn, Church and primary school with outstanding OFSTED rating. The popular North Devon coastal village and beach at Combe Martin is about 2 miles, Watermouth Bay is a similar distance and about 3 ½ miles away is the town of Ilfracombe. Wide open sandy surfing beaches in the Woolacombe area are about 20 minutes by car, Exmoor National park is also easily accessible. Barnstaple, the Regional centre, is 11 miles and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link road leading through to Junction 27 of the M5 and where Tiverton Parkway offers a fast service of trains to London Paddington in just under two hours.

DESCRIPTION - GENERAL

Understood to originally date from the mid 17th Century and to have been the dairy farm for the nearby Watermouth Castle Estate, this is an exciting and unique opportunity to acquire a period farmhouse and courtyard of traditional and more modern buildings, offering potential for development and a variety of home and income uses, such as holiday complex, multi-generational family occupation, equestrian, wedding venue, retreat etc (subject to any necessary change of use). Alternatively, there is scope to complete outstanding development, potentially make planning gains, and sell the components off individually.

DESCRIPTION - THE FARMHOUSE

This lovely former farmhouse presents elevations of painted render and hanging slate beneath a slate roof. Many of the windows are double glazed and other 21st Century refinements have been sympathetically and tastefully undertaken to blend well with original period features which include inglenook fireplaces, exposed beams, stone flagged or wooden floors, some stained glass windows etc. The characterful accommodation includes a suite of rooms on the first floor which can be self contained and therefore the property could suit dual occupation or home and income use. The house is complimented by cottage gardens arranged as a series of external 'rooms' and to follow the sun/watch the sunsets over the channel. Adjoining paddocks boast the best sea views of all and are ideal for dog exercising, a pony or the good life. Another highlight is the former dairy which would make a perfect studio, office or potential bed/sitting room subject to planning permission. This has a double height vaulted ceiling where there may be potential to add a mezzanine floor, there are also double glazed windows and a stable door.

FARMHOUSE ACCOMMODATION

Front door to ENTRANCE LOBBY herringbone quarry tiled flooring, half glazed inner door to ENTRANCE HALL ornate patterned quarry tiled flooring, shelved recess under stairs, steps down via stained glass panel door to DINING ROOM which features a period fireplace with bressummer beam and bread oven, fitted wood burner, stone flagged flooring, fuse cupboard, exposed beam, two illuminated display niches, fitted seat to alcove, porch and access to garden. SITTING ROOM also with inglenook fireplace, bressummer beam, fitted wood burner, shelved recesses flanking either side, painted beamed ceiling. STUDY. KITCHEN/BREAKFAST ROOM distressed antique cabinet topped by Belfast sink with slate double drainer worksurfaces, to the left of this is a fixed oak worksurface with storage beneath, there is a gas fired Rayburn for cooking, heating and domestic hot water, ample room for upright fridge/freezer, shelved recess with cupboard under, fitted shelving. UTILITY/ CLOAKROOM with pedestal wash basin, low level WC, washing machine and coat hooks. There are two staircases rising to the FIRST FLOOR from the main staircase a doorway leads to INNER LANDING with shelved recess, built in airing cupboard and to the potential self contained suite of rooms including BEDROOM 1 with clothes hanging recess, strip wood flooring, BATHROOM with wood panel bath, over head shower, tiled surround, low level WC, wash hand basin, strip wood flooring, ornate period fireplace. REAR LANDING with recess seating area and clothes hanging recess and second staircase leading back down. From the MAIN LANDING. BEDROOM 2 with fine sea views, strip wood flooring, fitted bedside table, EN-SUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level WC, heated towel rail/radiator, tiled floor, stained glass window feature. BEDROOM 3 strip wood flooring, EN-SUITE SHOWER ROOM with tiled cubicle, low level WC, pedestal wash hand basin, shelved recess, tiled floor, heated towel rail/radiator. BEDROOM 4 fine sea views, strip wood flooring, stained glass window, sliding door with stained glass panel to EN-SUITE SHOWER ROOM with tiled cubicle, wash hand basin, low level WC, tiled floor, shelving.

OUTSIDE

From the track the property is approached through a private five bar gate which is flanked to the left by a stone wall of the farmhouses garden and then terminates further along and to the right where there is a parking bay for three to four cars as well as a timber GARDEN SHED. Beyond this area is a gateway leading to an adjoining farmer's land and the farmer exercises a right of way over this from time to time. The pretty cottage gardens are generally wall enclosed and planted with many specimen plants and shrubs, particular features include a circular terrace, there are two wells including a cheese well, gravel terraces. Beyond, approached by a pedestrian gate alternatively from the access drive, are two small paddocks with stock proof fencing and stone wall boundaries, there are two man made wells within the fields and a pond as well as fabulous views out to sea.





DESCRIPTION - SECONDARY DWELLINGS & OUTBUILDINGS

PLANNING PERMISSION

Retrospective consent was granted by North Devon District Council on 9th March 2022 for the conversion of Barn 7 and 8 to dwellings and alterations to Barn 6, together with conversion of Barn 5 to dwelling. The planning application reference number is 72728 and all supporting documentation can be viewed on the North Devon Council Planning website. The numbering of the barns ties in with a plan prepared by local architects, which accompanies these particulars in order to assist prospective purchasers in identifying the various structures. This is provided for identification purposes only and should not be relied on for any other purpose.

- Barn 7 – The Granary, a charming two storey detached period cottage of stone and slate (reverse living accommodation of two bedrooms and one reception room). Currently uninhabitable and needing fairly extensive works to complete, with designated garden and potential designated parking.
- Barn 6 – The Milking Parlour, a charming two storey detached period cottage of stone and tile, habitable and providing two bedrooms and two reception rooms with designated garden and parking.
- Barn 5 – The Threshing Barn, a detached period stone barn with slate roof, adjoining former roundhouse in disrepair. We believe that the proposed plans allowed for four bedrooms on the ground floor with open plan reception area and kitchen on the first floor, in order to enjoy the best of the sea views.
- Barn 8 – The Calves House, an attached two storey period building of stone and slate, partially converted. The proposed plans provide for entrance lobby, bathroom, open plan reception area and kitchen on the ground floor with two bedrooms above. An open archway/carport links a further extension of the building, currently utilised as storage.
- The Mobile Home - This dilapidated one bedroom unit is shown on historic plans and we believe has previously been listed as having its own council tax band (now deleted). There may be potential to replace this subject to planning permission.
- The Modern Barn – this is shown on the architect's site plan above the storage barn which is earmarked to be removed, in accordance with the planning consent for the other units. There may be potential to obtain planning permission for conversion or replacement of this retained structure, subject to necessary planning permission being obtained.

SPECIAL NOTE – BARN 9, AS SHOWN ON THE ARCHITECT'S PLAN, IS KNOWN AS 'TOP SHIPPON' AND IN SEPARATE OWNERSHIP TO THE REMAINDER OF THE ESTATE. THIS UNIT HAS VEHICULAR ACCESS THROUGH THE GENERAL COURTYARD.

Home Barton Farm, Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU.



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LANDMARK INFORMATION Plotted Scale - 1:2500. Paper Size – A4

8.42 Acres Approx
For Identification Purposes Only, Not To Be Relied Upon

IMPORTANT NOTE: The hatched area on the plan, is called 'Top Shippon' and is NOT included in the sale

THE LAND

The land is laid to permanent pasture and it is located to the east and north of the courtyard and buildings, gently sloping in topography and falls away to the north. The full extent of the views can be fully appreciated from the land which benefits from mature hedge boundary to the north and east. There is separate gated vehicular access to this from Barton Lane and small parcel of land [open plan to owned land] which the owner of Home Barton Farm does not own, but apparently has access for any purpose whatsoever. A public footpath crosses the base of the field, running off it again.

SERVICES

The farmhouse has gas central heating. We believe that The Milking Parlour also has gas central heating. The Granary has electricity & gas connected. There is mains electricity and water on site. The four units converted, or partially converted, all appear to drain into a shared private system on land which is owned. A new independent system is proposed for The Threshing Barn. We understand that the mobile home has its own septic tank.. According to Ofcom superfast broadband is available in the area and mobile signal is likely from a range of suppliers. For more information please see the Ofcom website checker.ofcom.org.uk

PLANNING

Please note, that we the agents, or the vendors representatives, have not sought to obtain any planning advice from the local authority. We would recommend interested parties seek their own planning advice.

SPECIFIC RIGHTS, COVENANTS & RIGHTS OF WAY

The access driveway is partly owned by a third party and is currently shared and provides access to Home Barton Farm, The Top Shippon and one other.

RIGHTS OF WAY, EASEMENTS, & WAY LEAVES

The property is sold subject to and with all existing way leaves, easements and rights of way, public and private, whether specifically mentioned or not.

DIRECTIONS

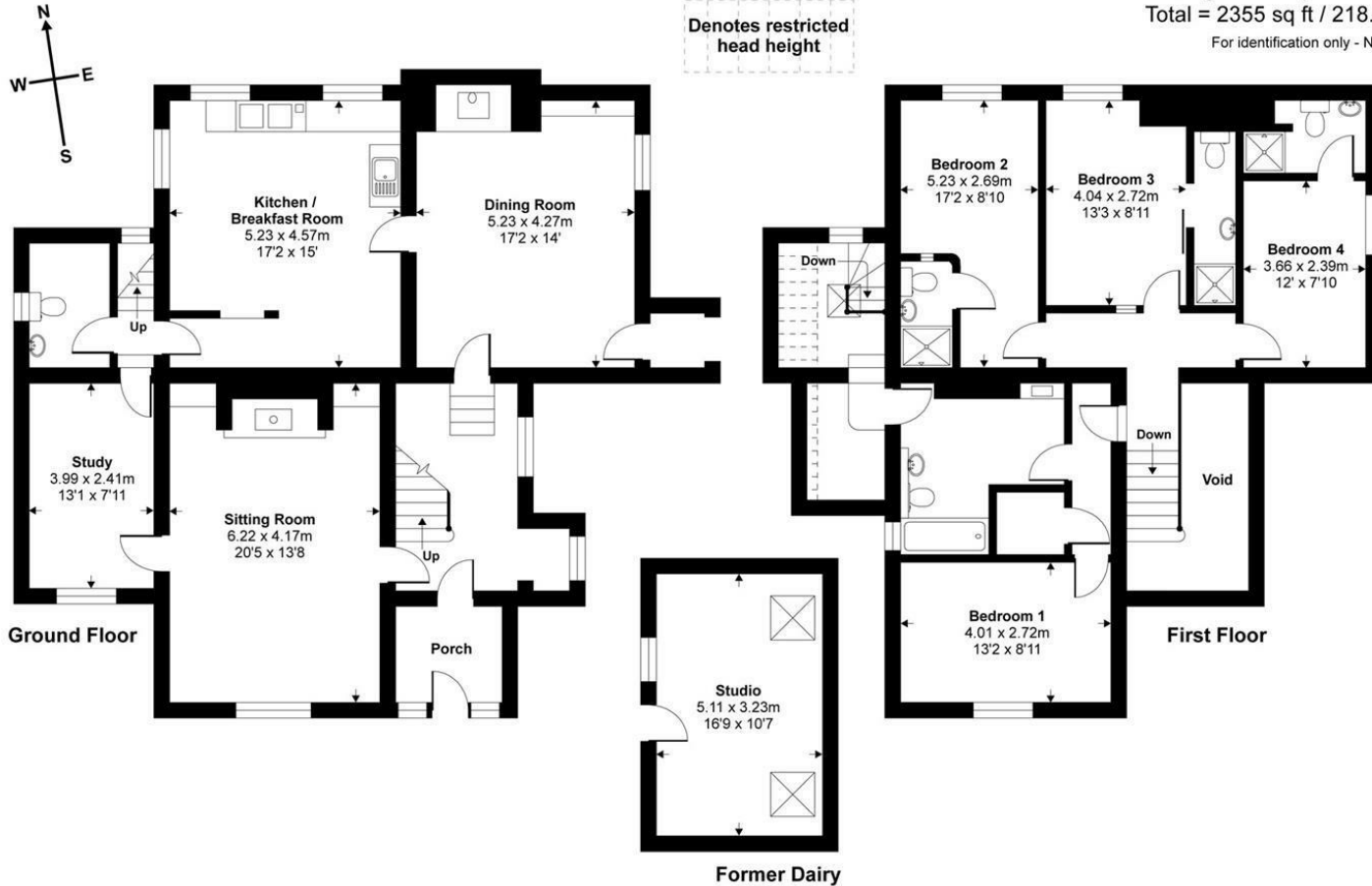
From the centre of Berrynarbor Village with the Church to your left climb Barton Lane and continue for about half a mile. Before reaching the main coastal road bear right up a track and the property is at the end of this.
WHAT3WORDS///mixer.corkscrew.liberated

VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agents, Stags Barnstaple – 01271 322 833 / Barnstaple@stags.co.uk . Please note that security cameras are on site.

The Farmhouse

Approximate Area = 2149 sq ft / 199.6 sq m (excludes void)
 Limited Use Area(s) = 26 sq ft / 2.4sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2355 sq ft / 218.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Stags. REF: 772000

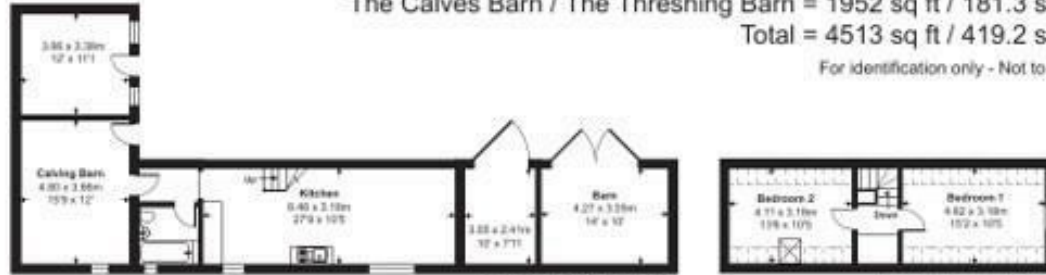


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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			94
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Milking Parlour = 1359 sq ft / 126.2 sq m
 Limited Use Area(s) = 313 sq ft / 29 sq m
 The Granary = 889 sq ft / 82.5 sq m
 The Calves Barn / The Threshing Barn = 1952 sq ft / 181.3 sq m
 Total = 4513 sq ft / 419.2 sq m

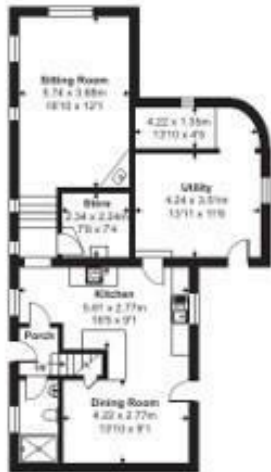
For identification only - Not to scale



The Calves Barn Ground Floor

The Calves Barn First Floor

Denotes restricted head height



The Milking Parlour Ground Floor



The Milking Parlour First Floor



The Threshing Barn



The Granary Ground Floor

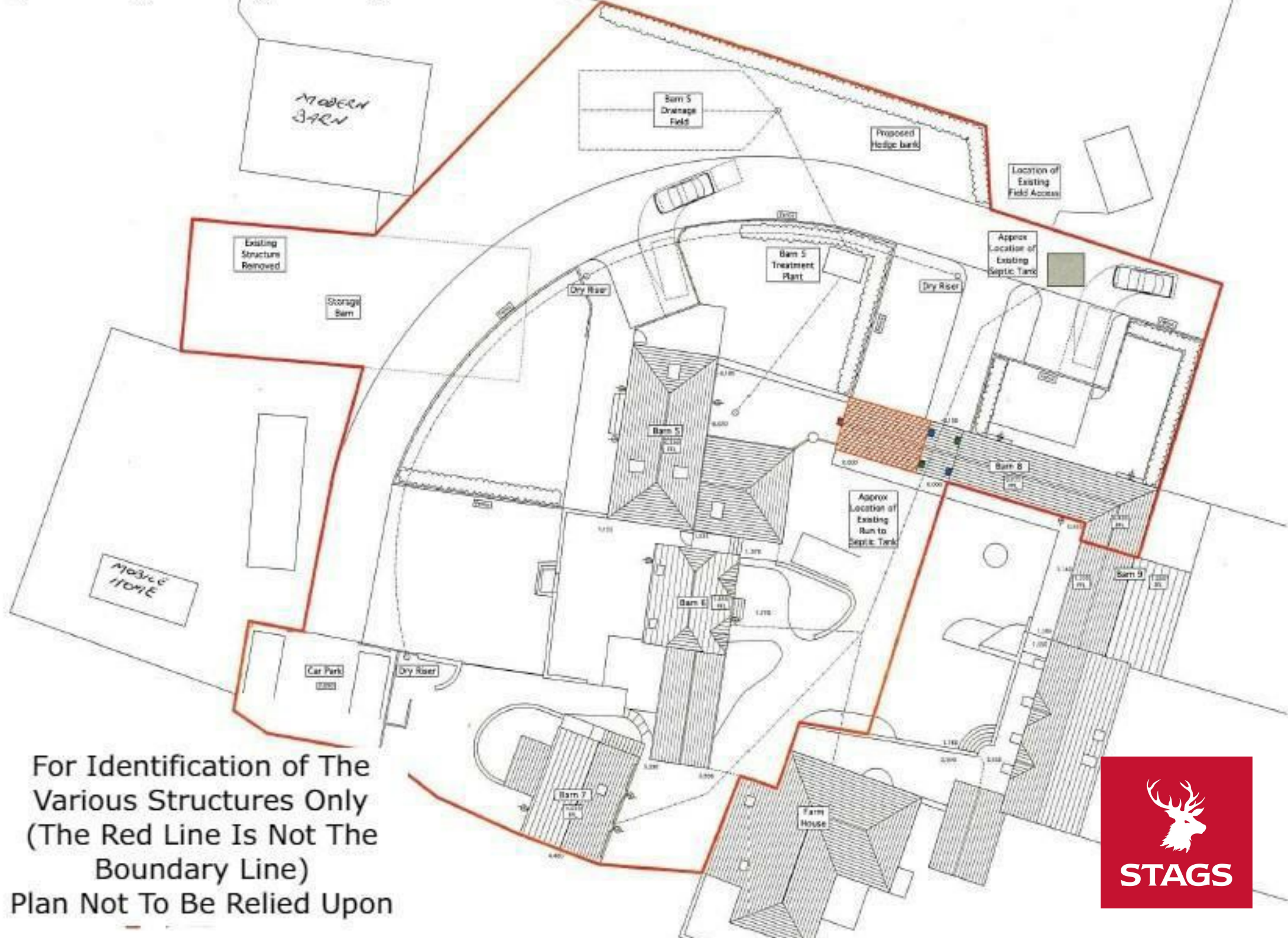


The Granary First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Stage. REF: 1131117





For Identification of The Various Structures Only
(The Red Line Is Not The Boundary Line)
Plan Not To Be Relied Upon

