



Secondary Dwellings & Buildings







Secondary Dwellings & Buildings Home Barton Farm

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/development opportunity comprising 3 residential properties [2 of which require finishing], period barn with consent for a 4th, other buildings with potential, all set in 7.3 acres on high ground, enjoying fine sea views yet, within easy access of local amenities.

- Original 4 bed farmhouse AVAILABLE IN ADDITION.
- Detached period 2 bed. habitable cottage.
- Detached period 2 bed. cottage requiring finishing.
- Attached 2 bed. period cottage requiring finishing.
- Detached period barn with PP for conversion.
- Modern detached barns & mobile home.
- All with designated gardens/parking
- Suitable for a variety of uses. No chain.
- Council Tax Band - Business rated
- No upward chain. - Freehold

Guide Price £710,000

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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

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 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.

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.

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

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.

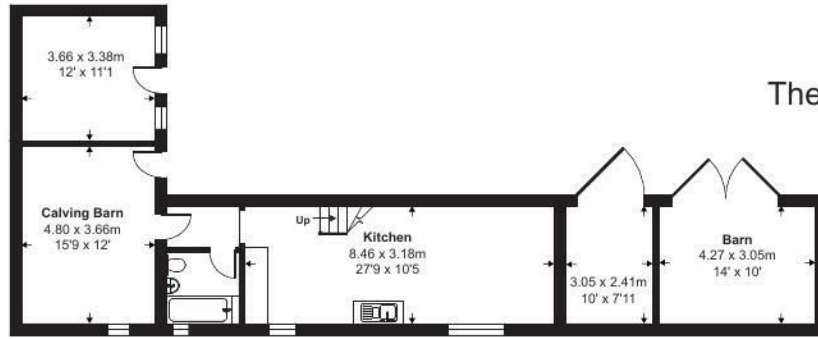
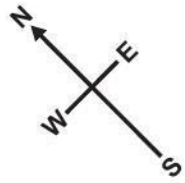
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VIEWING ARRANGEMENTS

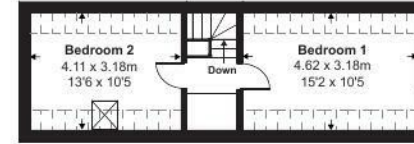
Strictly by appointment with the sole selling agents, Stags Barnstaple – 01271 322 833 / Barnstaple@stags.co.uk . Please note that security cameras are on site.

SPECIAL NOTE

The estate is available in its entirety at £1,350,000. Alternatively, the farmhouse set in 1.1 acres is available at £699,950 and the remainder, which comprises all the secondary dwellings/buildings and 7.3 acres at £710,000, as described above. The full brochure describing all available components is available upon request from the selling agents.

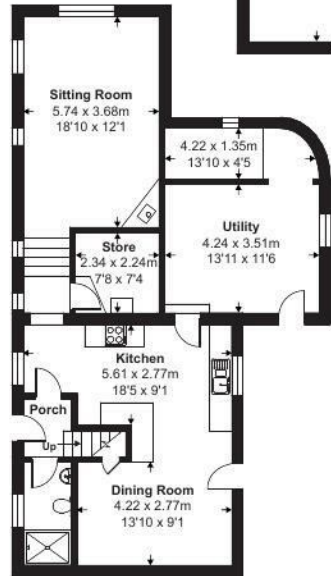


The Calves Barn Ground Floor

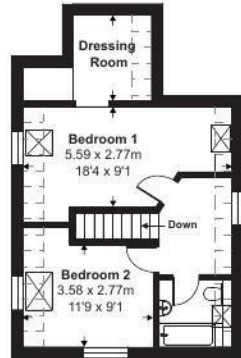


The Calves Barn First Floor

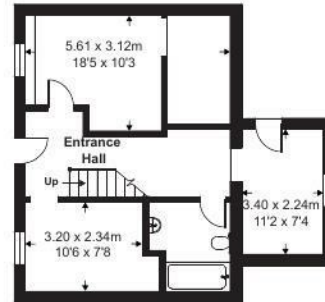
Denotes restricted head height



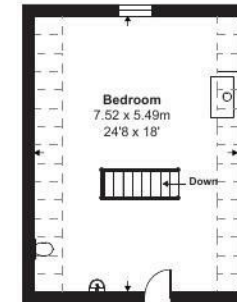
The Milking Parlour Ground Floor



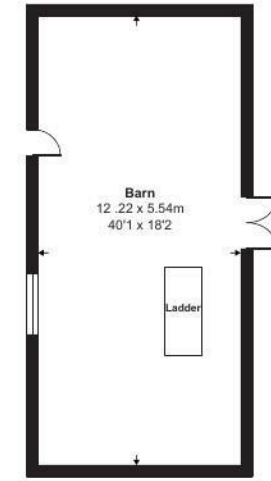
The Milking Parlour First Floor



The Granary Ground Floor



The Granary First Floor



The Threshing Barn

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



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

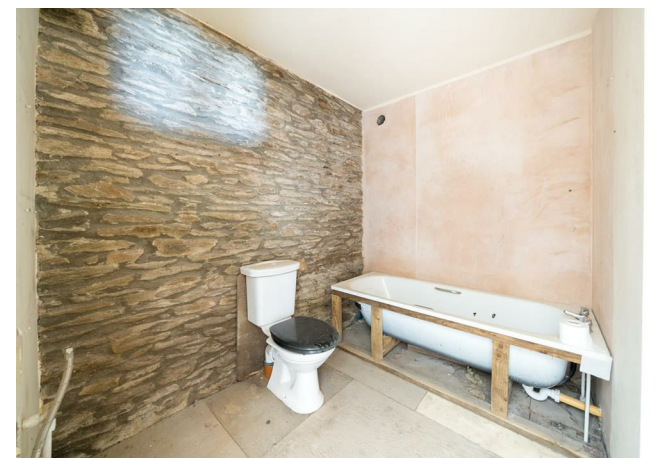


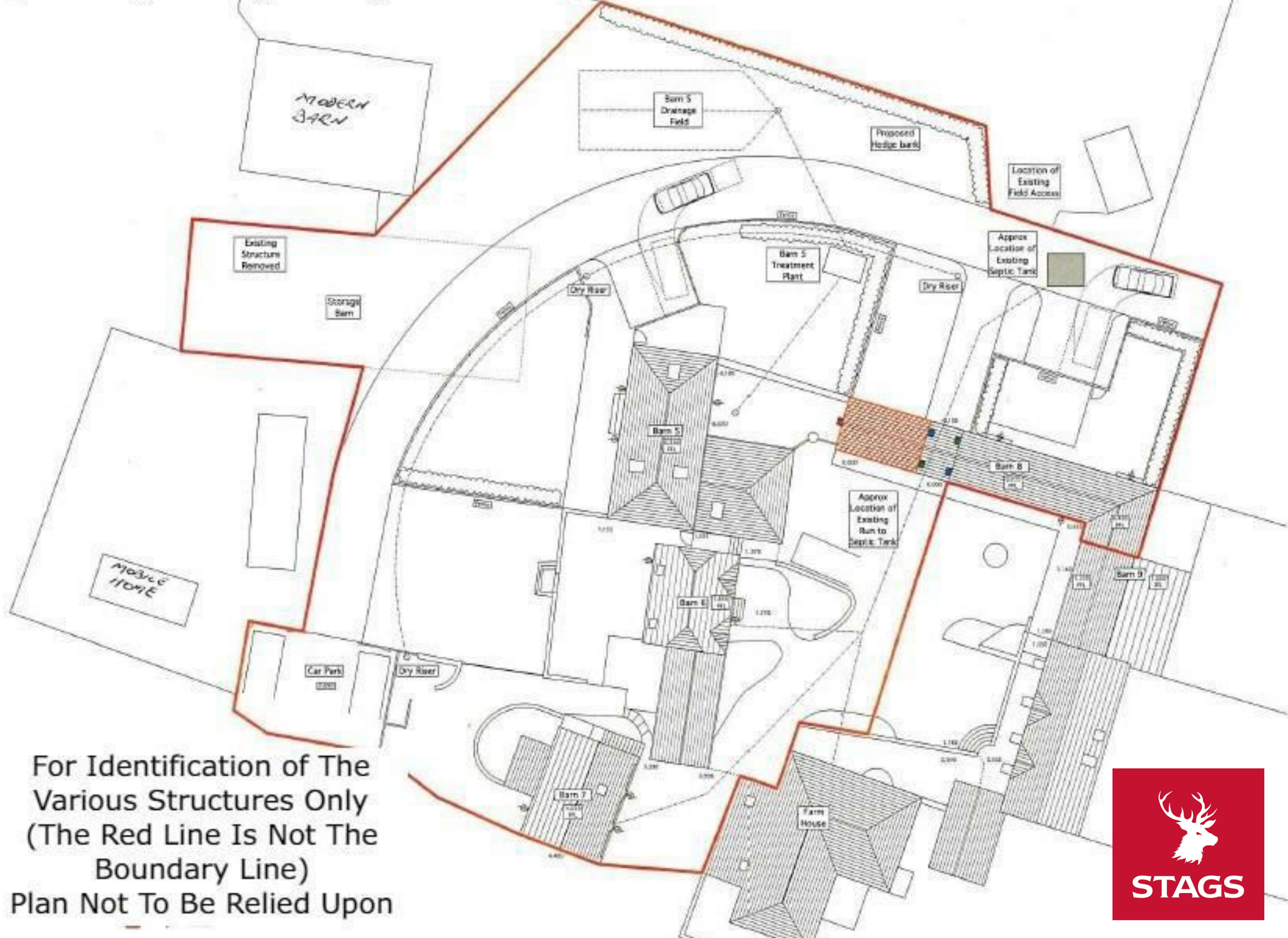
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

