



Instow Barton Barns



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Instow, Bideford, EX39 4LU

The beach, village amenities, Cricket club, Yacht club, Bus services, Tarka Trail, all within walking distance

A range of former farm buildings, one of which has consent for conversion into a 3 bedroom dwelling, off a little used lane in a timeless & tranquil Hamlet, within walking distance of Instow beach

- Detached stone barn
- Unrestricted residential home.
- Larder, Cloakroom
- Scope for parking and gardens.
- 0.57 Acres.
- PP for conversion into;
- Open plan Reception area/Kitchen.
- 3 Bedrooms, 2 Bathrooms
- Additional buildings with potential.
- Freehold.

Offers In Excess Of £300,000

SITUATION & AMENITIES

Set off a quiet, little-used country lane, adjoining the open countryside in this sleepy hamlet, close to the ancient village Church, yet within walking distance of the beach, Tarka Trail and the amenities that the village has to offer, including the North Devon Yacht Club, where boats can be launched and moorings are available, Delicatessen/Post Office/Café, Hotel, Primary School and a variety of Pubs and Restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The Tarka Trail is also nearby. The port and market town of Bideford is about 3.5 miles away and offers a wider range of amenities. The sandy beach at Westward Hol is a few miles further and backs onto the Northam Burrows Country Park, as well as the North Devon Golf Club (the oldest in the country). There is also access to the South West Coastal Footpath, which offers superb coastal walks and stunning vistas of the rugged coastline. The regional centre of Barnstaple is about 6.5 miles away and offers the area's main Business, Commercial, Leisure and Shopping venues, as well as live Theatre and District Hospital. Bideford and Barnstaple both offer Secondary Schools /Colleges and further afield there are Private Schools at West Buckland (about 25 minutes by car) with local pickup points, as well as Blundell's at Tiverton and Kingsley in Bideford itself. From Barnstaple there is access to the North Devon Link Road which leads through to Junction 27 of the M5 Motorway in a further 45 minutes. There is also access there to Tiverton Parkway where London Paddington can be reached in just over 2 hours. North Devon's famous surfing beaches at Saunton (also with a Championship Golf Course), Croyde, Putsborough and Woolacombe are 30/40 minutes away, as is Exmoor National Park. The nearest International Airports are at Exeter and Bristol.



DESCRIPTION

A detached stone BARN with consent for conversion into an unrestricted Residential dwelling, under North Devon Council Planning Reference 78620 (prior approval Class Q). Consent was granted on 19/8/2024. All the appropriate documentation can be viewed on the North Devon District Council website Planning Department Section by using the Planning Reference quoted above.

The consent provides for 2-storey accommodation including – on the GROUND FLOOR: open-plan RECEPTION AREA incorporating SITTING, DINING and KITCHEN zones, separate larder and CLOAKROOM.

FIRST FLOOR LANDING, 3 BEDROOMS and 2 BATHROOMS.

OUTSIDE

To the North of the Main Barn the existing lean-to is to be demolished in order to provide parking space. To the South of the Barn is a courtyard and below this are 2 buildings which form an L-shape, which do not form part of the Planning Consent to convert, but may offer potential for conversion to ancillary accommodation for HOLIDAY USE/STUDIO/GAMES ROOM/OFFICES/GARAGING/BOAT SHED etc. To the East of the complex of buildings is an area of proposed garden/paddock, which gently rises and enjoys open countryside views. The South side is bounded by a stream and as such, we understand that part of the lower barn falls within a flood risk zone.

SPECIAL NOTES

- 1. There will be a requirement on sale requiring the purchaser to erect a new stock-proof fence on the boundary marked as A-B on the accompanying plan and within approximately 6 months of completion.
- 2. There will be a covenant restricting the site/future development to one single dwelling unit only. The use of buildings as ancillary to the main house (Annexe/Office etc) would be considered acceptable.
- 3. The Church meeting rooms immediately adjoin the Northern boundary. The Church will require rights of access to maintain the rear flank elevation, but this is unlikely to be a very regular occurrence.
- 4. There is a drain from the WC in the Church meeting rooms through to an existing septic tank in the paddock being sold with the Barns. It is likely that the drainage will need to be upgraded once the Barns are converted, and the Barns will be sold on the basis that the Church meeting room will enjoy access to the new drainage system. The buyer will install and own the sewage treatment plant; the Church will have right to connect to it subject to contributing a fair proportion to ongoing maintenance and servicing.

SERVICES

We understand that the mains electricity and water are available nearby. The choice of central heating will be at the buyer's discretion. As stated above, there will be a need to install a new sewage treatment plant.

According to Ofcom, mobile signal is unlikely at the property. There is currently no broadband connected. For more information please visit the Ofcom Checker website.

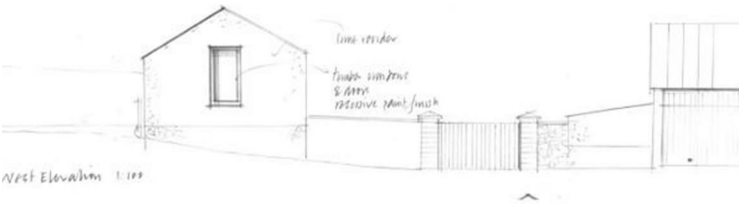
DIRECTIONS

From Instow, take the Barnstaple road, turn right into Rectory Lane towards the Church, immediately prior to the Church bear right into Worlington Hill and the Barns will be found immediately on your left-hand side.

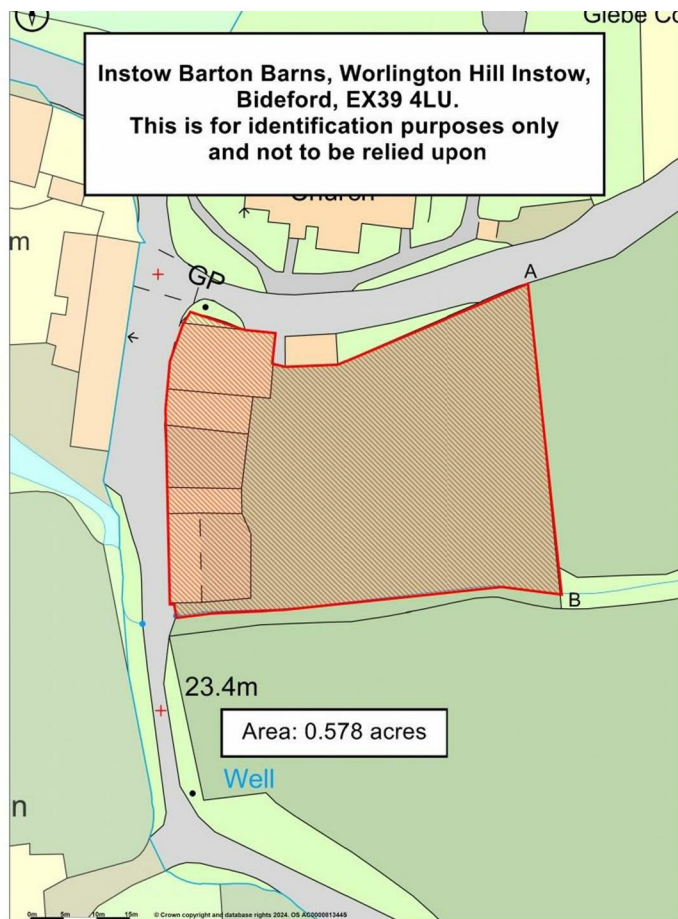
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VIEWINGS

Strictly by confirmed appointment please with the Sole Agents – Stags Barnstaple Office (01271) 322833 or Barnstaple@stags.co.uk. Viewers should enter the site at their own risk and wear suitable footwear as this is a former Farmyard.



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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LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size - A4

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Devon, EX31 1RP

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Proposed Floor Plan

Approximate Gross Internal Area = 118.68 sq m / 1277 sq ft



Illustration for identification purposes only, measurements are approximate,
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