



Warren Cottage/The Bull Pen



Warren Cottage/The

Old Berrynarbor Road, Ilfracombe, EX34 9RN

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

On the instructions of the LPA receivership - A detached HOLIDAY RESTRICTED single storey cottage requiring some improvement with 5.83 acres and sea views, in a tranquil rural location

- Open plan living room/kitchen
- Double Bedroom
- Gardens, Parking & 5.83 acres
- No upward chain
- Business rated
- Inner Hall/Study
- Shower room
- Suitable as a holiday let
- Two other properties also for sale on site
- Freehold

Offers In Excess Of £150,000

SITUATION & AMENITIES

Warren Cottage/The Bull Pen, Beara Farm is one of four structures which form an original grouping of farmhouse and former farm buildings, the majority of which has been converted in the past. Once the barn (also For Sale) next door is converted there will be four detached properties on site, all self-contained and fairly well separate 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 Hurst's '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

Warren Cottage is a detached single storey cottage, but on two levels, formerly the Bull Pen and tractor shed. The building presents elevations of render and stone, beneath a slate roof. We understand that the planning permission has a sub-clause stating that the property should not be used otherwise than for the provision of short-let holiday accommodation. "The property shall not be occupied as a permanent dwelling, and should not be occupied by any one person for a period exceeding 28 days in any calendar year". It should also be noted that the cottage is within the curtilage of a Grade II* listed building (the original farmhouse nearby). Although the cottage has been converted to a reasonably good specification and has been rented out for holiday use in the past, in more recent times both it and its grounds have been neglected, and therefore general improvement is required – mainly of a cosmetic nature. The adjacent modern barn has consent for conversion into a four bedroom residential property. This is also currently on the market with Stags. Furthermore, Harper's Barn (also nearby) is a detached period barn, converted into a six bedroom holiday let (the planning consent was for two self-contained holiday apartments). This is also for sale with Stags. Accordingly, there are three opportunities available – two of which are holiday restricted, whereas the modern barn has unrestricted residential consent. Accordingly, one could convert and live in the modern barn, running the other two units for holiday purposes. There is a sizeable garden being sold with the cottage, with paddock below (in all about 5.8 acres) and lovely distant sea views. Access is to the rear of the building through a glazed door into the open plan SITTING/DINING ROOM/KITCHEN with vaulted ceiling, fitted wood burner on slate hearth, exposed wooden flooring, two separate glazed doors to GARDEN. The KITCHEN zone is fitted with a good range of units in a cream theme with slate effect work surfaces, 1 ½ bowl moulded sink, Rayburn for cooking, hot water and central heating. Steps up to INNER HALL/STUDY. BEDROOM with French doors to GARDEN flanked by glazed panels, timber flooring, vaulted beamed ceiling. SHOWER ROOM with shower cubicle, low level wc, pedestal wash basin, exposed timber flooring, AIRING CUPBOARD with pre-lagged cylinder.

Within the FRONT GARDEN are a number of fruit trees. To the right-hand side of the property there is provision for parking. To the rear a small COURTYARD enclosed by a stone wall, an overgrown REAR GARDEN with a PADDOCK below.

SERVICES

Main electricity is connected. Central heating is oil-fired. Water is via a private supply. Drainage is to a shared septic tank.

ACCESS

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

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

WAYLEAVES & RIGHTS OF WAY

The property is sold subject 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 Agents Stags – (01271) 322833 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, identified by our For Sale board. Please take care driving up the access track in low slung vehicles, as the track is uneven. Warren Cottage will be found as you enter the site on the right-hand side. The modern barn and Harper's Barn referred to earlier are on the left, opposite it.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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