



Harper's Barn



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Old Berrynarbor Road, Berrynarbor, EX34 9RN

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

On the instructions of the LPA receivership-A substantial detached period barn conversion with consent for holiday restricted use, in a tranquil rural position close to the coast

- Consent is for 2 self contained units
- However, currently one 6 bedroom unit
- Boiler House. Oil Central Heating
- Everything requires improvement
- Council Tax Band C
- One 2 bedroom, the other 4 bedroom
- 2 Living Room/Kitchens, 4 Bathrooms
- Parking. Large 1.73 acre mature garden/paddock
- Two other properties on site also for sale
- Freehold

Offers In Excess Of £300,000

SITUATION & AMENITIES

Harper's Barn, Beara Farm is one of four structures which form an original grouping of farmhouse and former farm buildings, the majority of which have been converted in the past. Once the barn [also for sale] is converted next door, 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 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

This is a substantial, detached period barn conversion which presents elevations of stone beneath a slate roof. The accommodation is arranged over three storeys and is split level. Planning permission was originally granted by North Devon District Council on 11/12/2008 under Application Ref: 46854, for 'Conversion of barn to form 2 units of holiday accommodation and creation of associated curtilage, parking and turning area'. The barn was actually converted but as one single 6 bedroom unit, as per the accompanying floorplans. Accordingly, the existing conversion does not comply with the original consent, and in view of this the owner's architect is in the process of seeking a remedy with the local authority.

It should also be noted that the barn is within the curtilage of a Grade II* listed building (the original farmhouse across the courtyard). Although the barn was converted to a reasonably high 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, but mainly of a cosmetic nature.

The adjacent modern barn has consent for conversion into a 4 bedroom residential property. This is also currently on the market with Stags, and therefore the two properties are available either separately or together. Individual particulars for the modern barn are available upon request. This is priced at £299,950. Yet another detached single storey, 1 bedroom holiday cottage is also available to purchase on site.

There is a sizeable garden being sold with the period barn conversion, however additional land may also be available by separate negotiation. It is also envisaged that the access to the period barn conversion will change from being via the existing courtyard to the other side of the structure, initially shared with the modern barn yet to be converted, but then becoming private as it passes the aforementioned modern barn.

Returning to the planning consent, there is a sub-clause 7 which states 'the units hereby permitted should not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling, and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duty or authorised officer of the local planning authority.'

SERVICES

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

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 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)

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

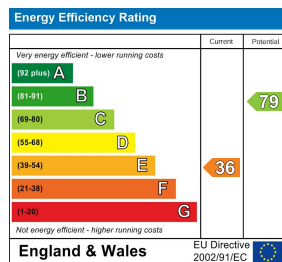
DIRECTIONS

WHAT3WORDS:///issue.orchestra.jabs

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.



An aerial photograph of a rural landscape. In the foreground, a steep, grassy hill slopes down towards the right, with a dense thicket of dark, leafless bushes and trees at its base. A small farmstead is situated on a gentle rise in the middle ground. It includes a large, weathered barn with a corrugated metal roof, a smaller outbuilding, and a white house with a chimney. A white van is parked on a grassy patch to the right of the house. The background consists of rolling green hills, some with stone walls, and a line of trees on the horizon under a blue sky with scattered white clouds.



01271 322833