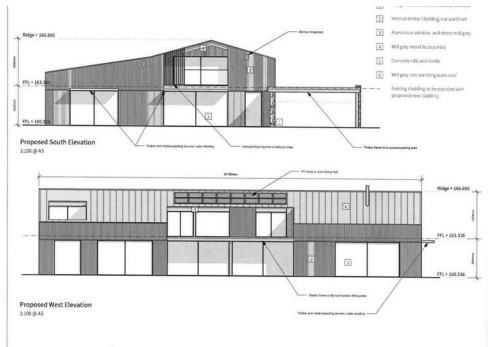




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Peace Park Barn

Peace Park Barn, Bratton Cross, Bratton Fleming, Barnstaple, EX31 4RS



On the semi rural outskirts of the village close to Barnstaple, the Link Road, Exmoor & the Coast

A substantial modern detached barn with consent to convert into a single dwelling (with scope for dual occupation) together with 6 acres of pasture and fine views

- Redundant agricultural barn
- Currently 635 sq meters
- Consent to convert to one dwelling
- Hall, Cloakroom, Snug, Office, Games Room
- Open plan Dining/Family room/Kitchen
- Pantry, Utility Room, Boot Room
- 4 En Suite Bedrooms. Scope to create annexe
- Proposed garaging. Ample Parking
- 6 Acres. Would suit equestrian use
- Freehold

Guide Price £550,000



SITUATION & AMENITIES

The barn is situated on the semi-rural outskirts of Bratton Fleming. The centre of the village is less than a mile away and provides a thriving local community offering primary and pre-schooling, a village Community Store and regular bus services to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland school, which lies about 5 miles to the South. The regional centre of Barnstaple lies about 8 miles to the West and offers the area’s main business, commercial, leisure and shopping venues, as well as primary and secondary schools, theatre and district hospital. The market town of South Molton is about 11 miles to the South and provides local services, including shops, recreational facilities and primary and secondary schooling. To the East, Exmoor National Park offers beautiful moorland scenery and many foot and bridlepaths, and the stunning North Devon coastline. Whilst to the West are the popular sandy beaches of Instow, Saunton Sands (also with Championship Golf Course), Croyde Bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon Link Road provides easy access to Tiverton and the M5 Motorway (Jct.27), with mainline Intercity rail links available at Tiverton Parkway (London Paddington in just over 2 hours). The nearest international airports are at Bristol and Exeter.

DESCRIPTION

The barn lies in a lovely, unspoilt, timeless position set within its own grounds with delightful views over open countryside. The initial entrance gate is shared, and once through this there is a private spur driveway leading to the barn. This new access was part of the original consent. The date of the decision was 4th March 2025 under North Devon Council Planning Reference 79335 'Conversion of agricultural barn to dwelling, together with associated work including provision of new access and change of use of land to garden'. The proposed Ground Floor accommodation includes ENTRANCE HALL, CLOAKROOM, open-plan FAMILY ROOM/DINING ROOM/KITCHEN with PANTRY off, UTILITY ROOM, BOOT ROOM, PLANT ROOM, OFFICE, SNUG, GAMES ROOM, and BEDROOM 4 with ENSUITE.

SPECIAL NOTE

It is considered that there is sufficient accommodation on the Ground Floor to incorporate a potential self-contained annexe, making the property suitable for dual occupation. The Ground Floor bedroom also futureproofs for anyone who cannot manage stairs.

On the First Floor there is provision for LANDING, MASTER BEDROOM with ENSUITE and private

TERRACE, as well as two further ENSUITE BEDROOMS – making four bedrooms in all, although the OFFICE or GAMES ROOM could make a fifth bedroom if required.

In addition to the dwelling, there is provision within the planning consent for a DETACHED DOUBLE GARAGE block of 74 sqm.

OUTSIDE

As previously mentioned, there is an existing new driveway, extensive potential parking, a large garden curtilage which is generally level, and adjacent is a sweeping gently sloping PADDOCK – suitable for grazing horses or livestock.

SERVICES

We are advised that mains electricity and water are already connected, and that the planning consent allows for a private sewage treatment plant on site.

LOCAL AUTHORITY

North Devon District Council – [www.northdevon.gov.uk](http://www.northdevon.gov.uk)

VIEWINGS

Viewings are strictly by appointment – please contact Stags to arrange on 01271 322833 or [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

DIRECTIONS

From our offices on the corner of Boutport Street/Bear, continue straight on at the traffic lights onto Goodleigh Road. Follow this road through Snapper and on towards Bratton Fleming. Continue along this road and before entering the village the barn will be seen on the left-hand side.

SPECIAL NOTE 2

All associated plans can be viewed on North Devon District Council’s Planning Portal by quoting the Planning Reference as provided above. The majority of the planting of hedgerows and trees, stipulated in the planning consent, has already been undertaken.

The vendor considered submitting a further application for demolition of the existing barn and replacement with a smaller dwelling. Extensive work has been done by their architects, in this particular regard, including a full set of plans. We shall be pleased to put any interested party in touch with the architects as appropriate.

The CGI plan of the proposed elevations and layout of accommodation is provided for identification purposes only. The land area has been annexed to the barn site, and therefore the Promap provided is once again for identification purposes only, and not extracted from a deed plan which does not yet exist.





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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