



Artist impression

Court Barn



Barnstaple town centre 1 Mile.

A substantial modern detached barn with consent for conversion on the fringe of Barnstaple

- Create Your Own Home
- Modern Detached Barn
- Consent for Conversion
- Main Area 89' X 44'
- Approx. 1/2 Acre Land
- Adjoins Cornfields
- Very Peaceful
- Lovely Valley Views

Offers In Excess Of
£299,000



SITUATION AND AMENITIES

Court Barn is situated literally at the end of a no-through track, which leads off Higher Raleigh Road, bounded on one side by a stream and on the other two by open cornfields with delightful views in to the valley beyond. From the property there are walks connecting with public footpaths leading to many miles of open countryside ideal for dog walking or rambling. The situation is timeless and tranquil and there is just one immediate neighbour, being the original farmhouse. At the same time the barn is just under half a mile from Pilton High Street and within a mile to Barnstaple Town Centre. Pilton is the old village of Barnstaple noted for its attractive main street and ancient parish church. Also nearby is the North Devon District Hospital. As the Regional Centre Barnstaple houses the area's main business, commercial, leisure and shopping venues. North Devon's famous coastline is easily accessible and offers an excellent range of sandy beaches providing numerous water sport opportunities and walking country in abundance. The favoured resorts of Croyde and Woolacombe are about 25 minutes by car as is Exmoor with all that it has to offer. A short distance away is access to the North Devon Link Road leading through to Junction 27 of the M5 Motorway in 45 minutes or so and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The Cathedral city of Exeter with its University, Airport, Inter-rail and Motorway link is some 43 miles away.

DESCRIPTION

This modern structure is of generally timber construction with CGI clad walls and roof. The entire structure measures about 90ft sq although we understand that the developable area is about 90ft x 45ft. Consent was granted by North Devon District Council on 15/03/19 under planning reference 66209 for conversion of the existing structure into a substantial single storey dwelling under the Class Q regime. This was updated on 19/11/19 under reference 70789 ' Change of use to extend the curtilage, insertion of two flues, installation of treatment plant and solar panels, following a Class Q

change of use to dwelling' It is anticipated that the barn could provide one substantial family home or that the accommodation could be subdivided to provide for dual occupation by parts of the same family or for some home and income prospect. All plans and documentation can be viewed on the North Devon Council planning tracker website using the planning reference provided. There is ample parking and proposed garden area.

SERVICES

Mains electricity and water are available nearby. It is envisaged that a private drainage system will need to be installed. The purchaser will have their choice of various potential modes of central heating.

VIEWINGS

There is no access to the barn other than strictly by appointment via the selling agent's Barnstaple Offices.

DIRECTIONS

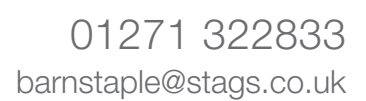
Leaving Barnstaple in the direction of Pilton at Pilton Causeway proceed through the traffic lights and turn right just before the Fire station into Higher Raleigh Road proceed along the road passing Green Meadow Drive on your right continue past Raleigh Cottages through the pillars and continue for another half a mile or so being careful to negotiate to speed bumps. The lane then bears round to the left and leads directly into Court Farm, Court Barn is at the far end of the track.

SPECIAL NOTE

The plan attached to these particulars shows the area being sold as being shaded pink. This plan may be subject to change.



30 Boutport Street, Barnstaple, Devon, EX31 1RP



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