



Higher Lydacott Farm (LOT 3) , Lydacott, Barnstaple, Devon  
EX31 3QG

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A barn with planning consent for conversion to a single storey residential dwelling set within 8.26 acres of pasture land

Fremington 1 mile - Barnstaple Town Centre 3.6 miles - Instow 4 miles

- A Barn with Planning Consent for Conversion
- 8.26 Acres
- Approved Plans for 4 Bedrooms
- Open Plan Living and Dining Space
- Two Pasture Fields
- Additional Land Lots Available
- FREEHOLD

Offers In Excess Of £325,000

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## SITUATION

The barn & land is part of Higher Lydacott Farm which is situated in a very appealing location, surrounded by rolling countryside with views from the farm over the River Taw estuary, yet only a short distance from Barnstaple and the A39.

The village of Fremington is one mile to the north of the farm and the nearby Fremington Quay (2.4 miles) is on the banks of the River Taw and provides direct access to the Tarka Trail between Barnstaple and Instow.

The coastal village of Instow with its renowned sandy beach is approximately 4 miles to the west of the farm whilst the historic port town of Bideford is within 5.5 miles.

The regional centre of Barnstaple (town centre 3.6 miles) provides all the area's main business, shopping and commercial facilities and also has rail services to Exeter along the scenic Tarka Line. There are also good transport links with the A39 at Roundswell (2.3 miles) which links to the A361 and the M5 motorway (Junction 27).

North Devon's surfing beaches of Saunton, Croyde, Putsborough and Woolacombe are on the opposite side of the River Taw estuary but within an easy driving distance of the farm.

## INTRODUCTION

Higher Lydacott Farm has been within the same family ownership for over eighty years and occupies an enviable location being both rural and very accessible to the coast and nearby road network and with stunning panoramic views from the farm's land over the River Taw estuary and beyond.

## DESCRIPTION

LOT 3: Barn for Conversion with 'Shed Fields' (8.26 acres / 3.35 hectares).

Lot 3 comprises a detached barn which has planning consent under class Q for its conversion to a residential dwelling with two pasture fields.

The approved plans are for a single storey dwelling with an open plan kitchen, dining and living space, four double bedrooms (two with en-suite shower rooms), a bathroom and a utility room with a separate cloakroom.

The two grass fields are gently sloping and include some in-field trees which create a park-like setting and the A39 forms the south-eastern boundary.

## ADDITIONAL LOTS AVAILABLE

LOT 4: Paddock (3.08 acres / 1.25 hectares).

LOT 7: Land (3.74 acres / 1.52 hectares).

## SERVICES

LOTS 3 and 4: Mains water is connected. If sold separately to LOT 1 the purchasers of LOTS 3 and 4 are to establish a new connection.

Based on information from Ofcom mobile phone coverage is likely with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is Standard (1 Mbps upload to 2 Mbps download).

## TENURE

The property is owned freehold and is registered on the Land Registry.

The land is currently let on a grazing licence (until the 31st March 2026).



## PLANNING

The barn within LOT 3 has planning consent for conversion to a residential dwelling under class Q (Reference: 80237). The decision date was the 23rd June 2025.

## LOCAL AUTHORITY

North Devon District Council.

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## 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.

There are no public footpaths passing through the farm.

There are underground electricity cables passing through some of the lots and no structures or buildings can be constructed over the route of these cables. The neighbouring land owner has the right to lay services across the land within Lot 3, subject to agreeing the route of the services with the land owner.

## VIEWING

Strictly by prior appointment with Stags. Please call 01392 680059 to arrange an appointment or email: farms@stags.co.uk.

## DIRECTIONS

From the Roundswell roundabout on the A39 to the south of Barnstaple, proceed north towards Bickington and Fremington and continue straight

across at the first roundabout and turn left at the second roundabout signed towards Holmacott and Eastleigh.

Follow this road, onto The Old Bideford Road and continue for 1.7 miles. Upon reaching Lovacott Cross continue for a further 0.3 miles and the entrance gate into LOT 3 will be found on the left.

## WHAT3WORDS

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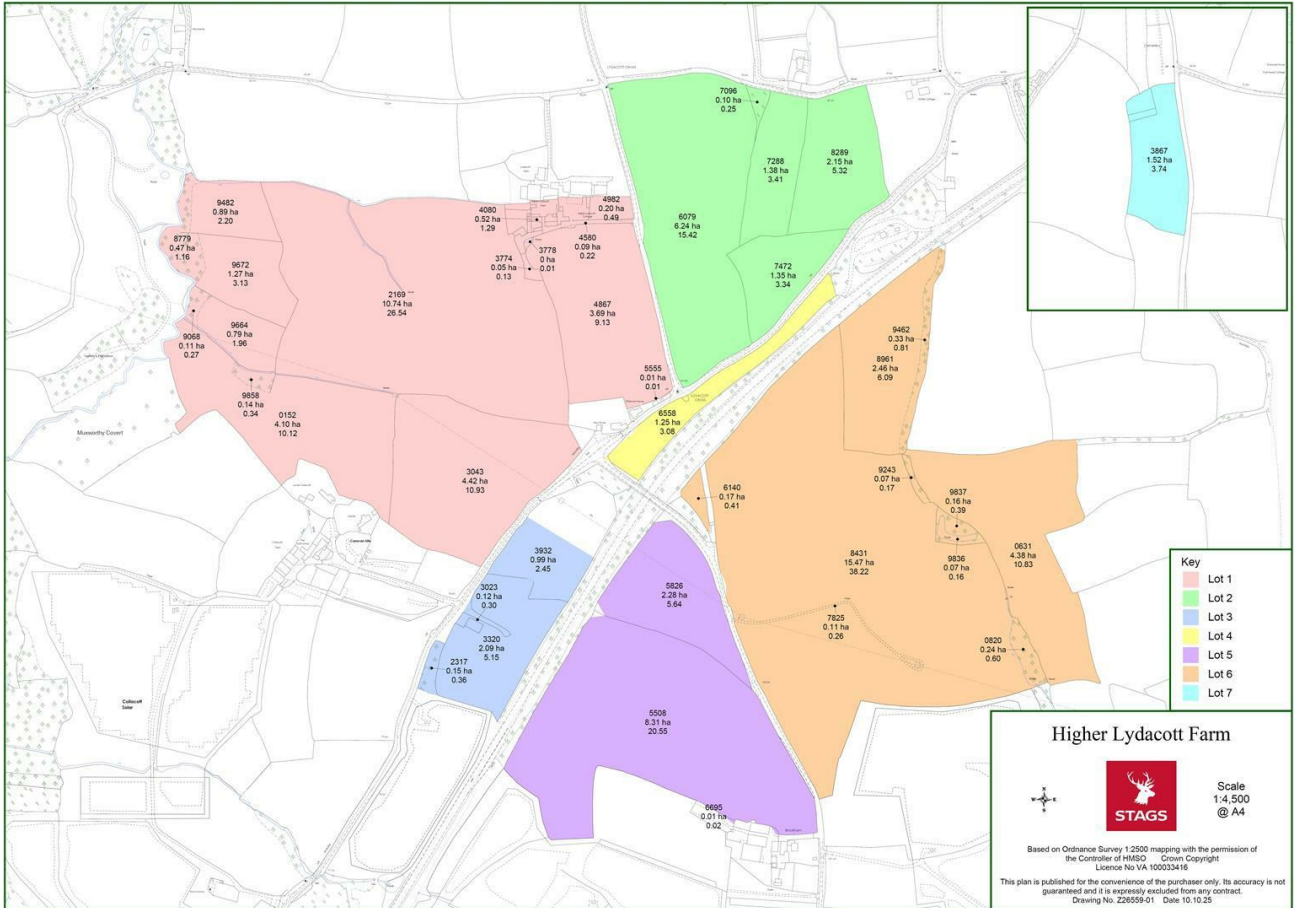
## DISCLAIMER

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.

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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