

Higherway







Higherway,

Stowford, Bratton Fleming, Barnstaple, Devon, EX31 4SG

Local amenities & Exmoor - less than 10 minutes. Barnstaple, the Link Road & the Coast - 25 minutes

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On the periphery of Exmoor off a tranquil 'no through' lane - A detached period barn conversion set in 19.47 acres with over 14,000 sq ft of former farm buildings with potential for a variety of uses or planning potential

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- South-facing stone barn conversion
- Kitchen/Breakfast Room, Conservatory
- Over 14,000 sq ft of Buildings
- Would suit equestrian/smallholding use
- Council Tax Band D
- Entrance Hall, Sitting Room, Dining Room
- 3 Bedrooms & 2 Bathrooms
- 19.47 acres of predominantly pasture
- Lots of potential to develop further stpp
- Freehold

Guide Price £899,950

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SITUATION & AMENITIES

Higherway is situated on the periphery of Exmoor National Park, accessed via a no-through country lane, within the timeless and tranquil hamlet of Stowford. Bratton Fleming village centre is about 5 minutes by car and offers community store and primary and pre-schools. The Exmoor village of Challacombe, where the popular Black Venus Inn also serves food, is about 15 minutes. The regional centre of Barnstaple is about 25 minutes by car and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. At Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. A branch railway line links Barnstaple with Exeter St Davids and Exeter Central. Exmoor is known for its beautiful moorland scenery and stunning North Devon coastline. The twin towns of Lynton and Lynmouth are within easy reach. Moving along the coast, Combe Martin and Ilfracombe are less than half an hour and a little further afield are the surfing resorts of Croyde, Saunton (also with Championship Golf Course) and Woolacombe. The renowned West Buckland private school is a relatively short commute, whilst other state school are easily accessible. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

The main house is a detached period barn converted in 1982 with an extension, all presenting elevations of stone and painted render with double glazed windows, beneath a composite slate roof. The accommodation is arranged over two storeys and was previously utilised for dual occupation, as there are two separate staircases rising to the First Floor, with the Master Suite separated from the other two bedrooms. Outbuildings include a substantial modern barn and tractor shed, which may have potential for conversion/replacement by a separate dwelling, subject to planning permission. In addition is a further Dutch barn, a smaller period stone barn, detached garage and extensive parking. There are 19.41 acres – mainly laid to permanent pasture in three fields. There is also a riding arena. The property currently has an equestrian bias and has previously had consent (since lapsed) for a riding school accommodating nine horses. The property is well detached, situated at the end of its own private driveway, with delightful surrounding countryside views.

ACCOMMODATION

The accommodation is arranged over two storeys and access it to the rear of the property via a half-glazed door to ENTRANCE LOBBY. To the right of this is a CONSERVATORY triple aspect with double glazed windows to front, rear and side, double glazed French doors to front onto raised DECKING AREA. KITCHEN range of units finished in a white theme, topped by wood effect work surfaces, plumbing for dishwasher, Everhot electric range (available by separate negotiation if required), cupboard understairs, tiled flooring, fuse box, two-way brick fireplace accommodating two-way wood burner on slate hearth. Open arch to SITTING AREA with wood effect flooring running through to DINING AREA with stable door to GARDEN. From the KITCHEN the first staircase rises to BEDROOM 1 – double aspect with fitted corner shower cubicle, vaulted beamed ceiling, curtained-off clothes hanging recess, built-in cupboard, trap to loft space. CLOAKROOM low level wc, wash hand basin with cupboard under. The secondary staircase rises from the DINING AREA to LANDING – trap to loft space. BEDROOM 2 sealed fireplace, fine views, beamed ceiling, trap to loft. BEDROOM 3. SHOWER ROOM shower cubicle with aquaboard surround, wash hand basin with cupboard under, low level wc, extractor fan, cupboard housing hot water cylinder and pump for gravity-fed water system.













OUTSIDE

OUTBUILDINGS: TIMBER FRAMED BARN clad in corrugated tin - Large access to front with hardstanding, access to side, concrete flooring, power, lighting and water. Attached TRACTOR SHED – open front with hardstanding. General purpose DUTCH BARN – large opening to front with hardstanding, divided into two sections, power and water connected. DETACHED STONE BARN with loft storage – currently utilised as stabling. DETACHED GARAGE with double doors to front, personal door to side, power and light connected, plumbing for washing machine, single drainer stainless steel sink unit, adjoining work surface.

Immediately adjacent to the house are GARDENS – mainly laid to lawn. These run into 'dog paddock', where the vendor exercises their dogs. The land is predominantly laid to the rear of the dwelling, as three interconnecting fields – one of which accommodates a triple bay TIMBER FIELD SHELTER on concrete base. Just within the entrance from the lane and beside the LARGE BARN is a MENAGE with sand and rubber surface.

PLANNING

Planning permission was refused by North Devon Council on the 7th August 2025 for conversion of a redundant building to a dwelling, together with associated works. This refers to the Dutch barn. The Planning Application Number was 80132, however we understand that the Planning Officer concerned intimated verbally that a smaller replacement separate dwelling may be given consideration.

No attempt has been made to obtain planning permission for conversion/replacement of the larger barn, which we believe has such potential, subject to planning permission.

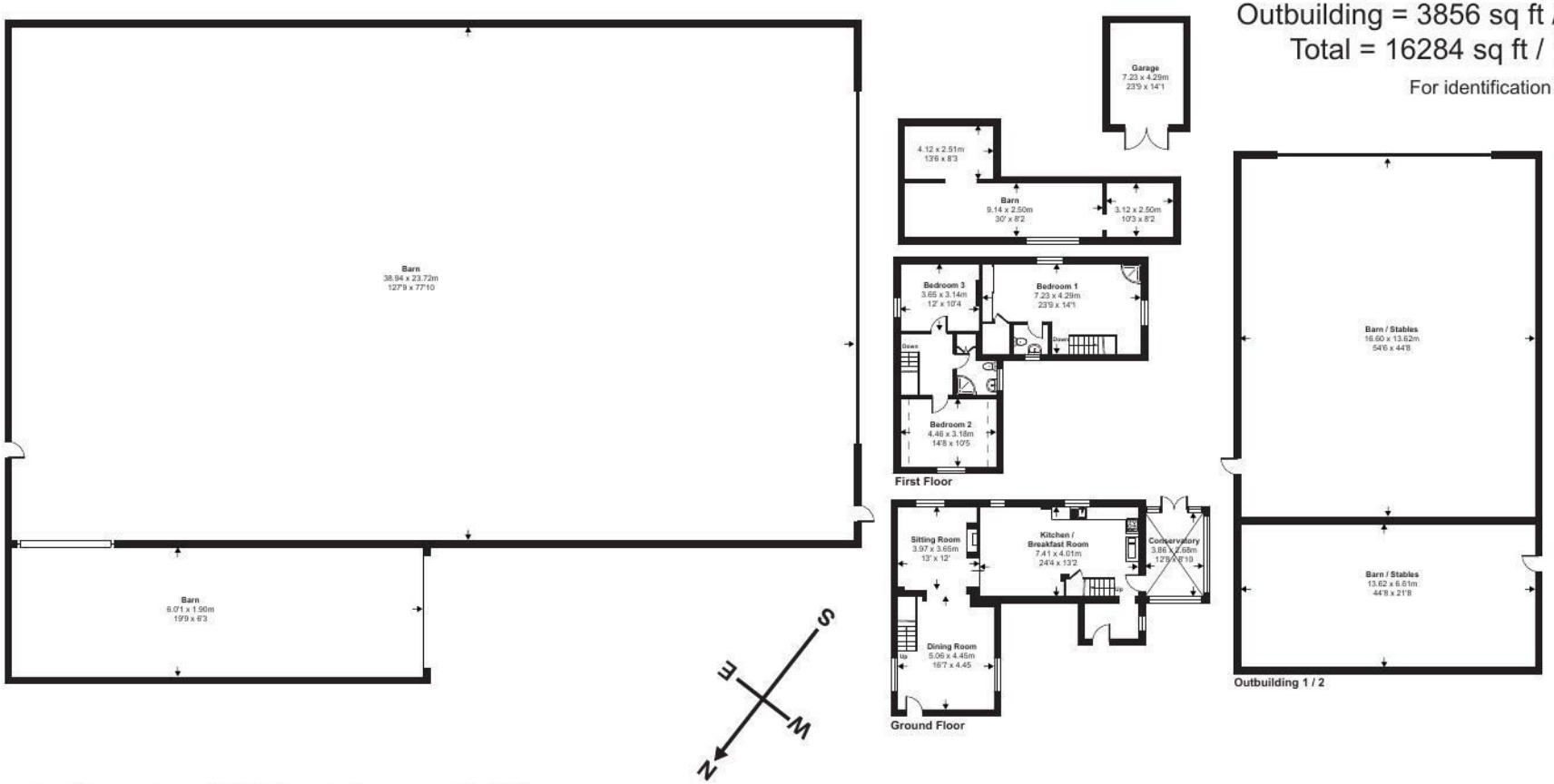
SERVICES

There is no central heating, other than the wood burner in the main reception area. There is mains electricity, private septic tank drainage, and private borehole water. There are solar panels on the barn roof which serve the house and provide income. Further details are available on request.

DIRECTIONS

Proceed through Bratton Fleming and at the T junction bear left in the direction of Lynton and Lynmouth on the A399. After just over a mile turn left signposted to Exmoor Zoo and after a few hundred yards turn right signposted to Stowford. Follow this lane towards the end and the property is the penultimate on the right-hand side.

Approximate Area = 1646 sq ft / 152.9 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Garage = 10,754 sq ft / 999 sq m
Outbuilding = 3856 sq ft / 358.2 sq m
Total = 16284 sq ft / 1512.7 sq m
For identification only - Not to scale



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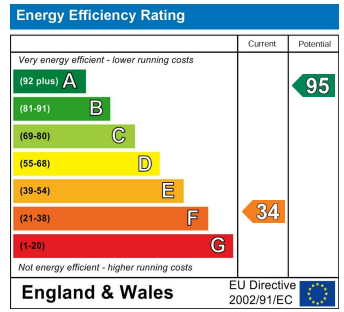

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