

The Dutch Barn







The Dutch Barn,

Harracott, Barnstaple, Devon, EX31 3LG

Newton Tracey - 2.6 Miles. Bishops Tawton - 3.5 Miles, Umberleigh & main line trains - 4.4 Miles. Barnstaple & access to The Link Road - 6 Miles

A rare opportunity - A freehold building plot with superb, far reaching southerly views & an option to acquire a 14.9 acre adjoining pasture field

- Consent obtained for a new two-storey home
- 293.5 sq m (3,159 sq ft) inclusive of garage
- Open plan living areas/kitchen
- Double garage, additional parking, proposed garden
- Detached office (49 sq m) available separately
- Striking, contemporary design
- 4 Ensuite bedrooms - 2 with balconies
- Snug, utility Room, pantry, shower room
- Mains electricity & water supplies already in place
- Council Tax Band TBC. Freehold

Offers In Excess Of £500,000

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SITUATION & AMENITIES

The site is a component within a small, private country estate, which forms a Hamlet in its own right. The existing barn is one of the original farm grouping of buildings – the majority of which have been converted into separate residential dwellings. The private, no-through drive which leads through the estate is in turn off a quiet, little-used country lane, and the site is at the end of the no-through drive. This is a timeless and tranquil rural situation, enjoying fantastic southerly, panoramic views over a wide expanse of the Taw Valley below. Harracott is a widespread Hamlet, about 2.6 miles from Newton Tracey, 3.5 miles from Bishops Tawton, 4.4 miles from Umberleigh – where there is a mainline station on the Barnstaple to Exeter line, and 6 miles from Barnstaple. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, Pannier Market and district hospital. At Barnstaple, there is access to the North Devon Link Road (A361) which leads on in about 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. North Devon's famous beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course), Woolacombe and more locally Instow and Westward Ho! are all about half an hour by car. Exmoor National Park and the Cornish border are a similar distance. The area offers a choice of state and private schools, including the renowned West Buckland private school, with local pick-up points. The nearest international airports are at Bristol and Exeter. Exeter is around 1.5 hours by car.

PLANNING CONSENT & OPTIONS

Planning consent has been granted in June 2026 under reference 81753 for demolition of the existing two Dutch barns and the erection of one new build two storey dwelling with attached garage, together with associated works, utilising fallback position of approval 79051. The relevant documentation can be found under the references provided on the North Devon Council Planning Portal. The property is available in various permutations as shown on the accompanying Promap plan. LOT 1 - The Barn & Gardens, approx 0.91 acres - O.I.E.O £500,000. LOT 2 - is a detached single storey office building, constructed of breeze block with double glazed windows, wood cladding with fibre cement roof. This comprises main office - 5.52m x 4.55m, 2nd office - 4.55m x 3.04m, kitchen & cloakroom - 5.56m x 2.18m. There is underfloor electric heating to the main areas. All floors are laminate and there is air conditioning to the main space. Mains electricity and water and shared private drainage are connected to the office building, as is internet. The office is available together with an adjacent 0.06 0f an acre for an additional £40,000. (If lot 2 is not sold with the site, suitable access will be retained to it). LOT 3 - is an adjoining pasture field of about 14.69 acres - this is available in full or in part at a cost of £8,000 per acre if sold with the site. If lot 3, [the pasture] is not sold with lot 1, access to lot 3 will need to be retained by the vendor. The retained land will be lot 4, amounting to 0.32 of an acre.

SERVICES

Mains electricity and water supply are already connected. There is an existing private drainage system currently serving other dwellings. That will be replaced with an appropriate brand new system at the point that the Barn is demolished and developed.













DIRECTIONS

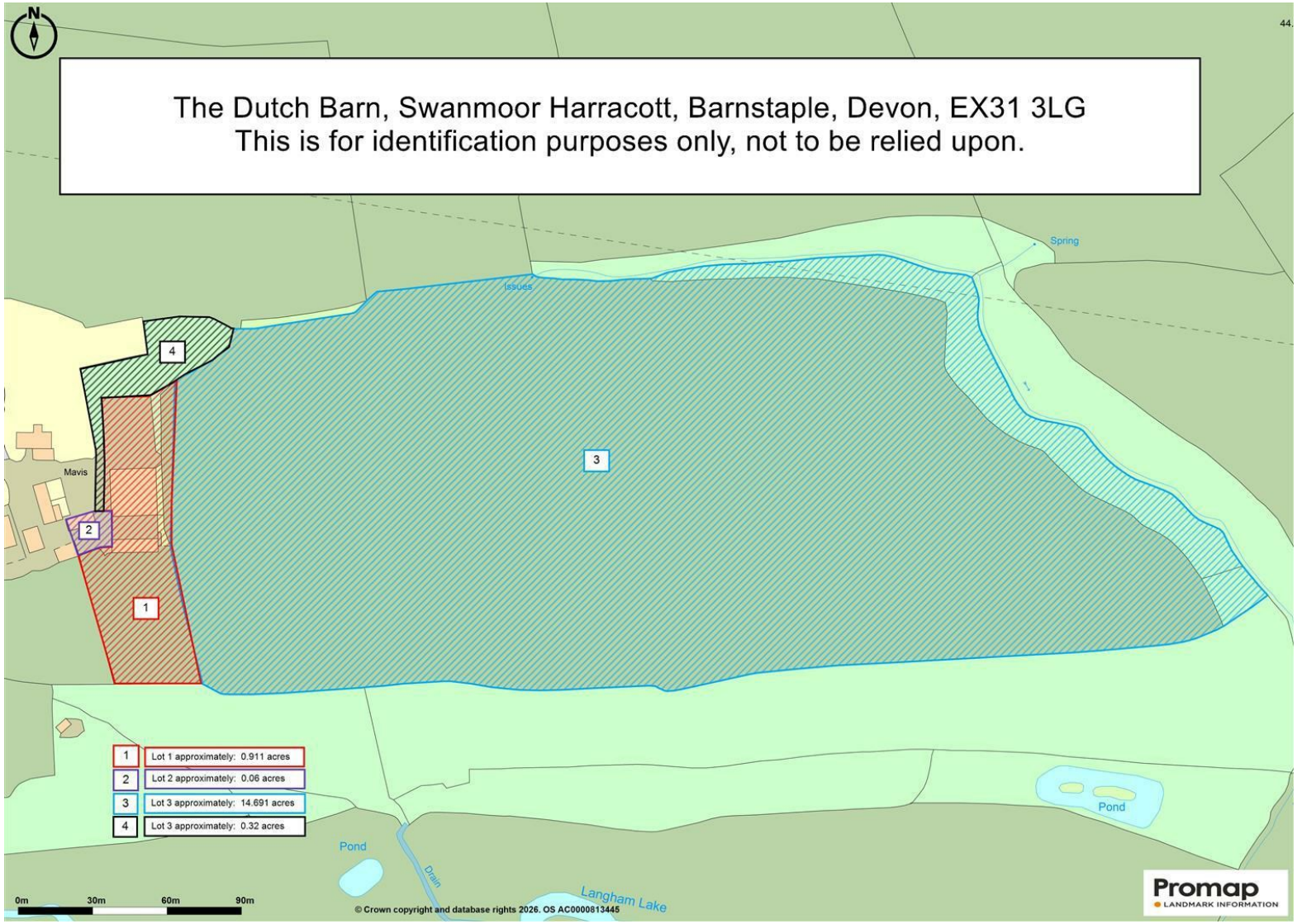
Leaving Barnstaple on the A377 Exeter Road, pass through Bishops Tawton and cross over the new bridge, ignoring the turning to Lake. Take the next turning immediately ahead of you signposted Harepie and Newton Tracey. Follow this lane for around ½ a mile and then turn left signed Harracott. Follow this lane to the end and turn right. At the centre of the village bear left signed to Ensis and Yarnscombe. At the next crossroads junction cross straight over, keeping the village hall to your left. Continue for around ½ a mile and the entrance to the Swanmoor Estate will be seen on the left-hand side. Follow the private driveway to its conclusion and the site is at the far end.

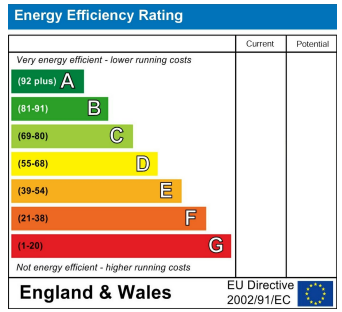
SPECIAL NOTES

Prospective buyers will note, in addition to the office building shown in the images, that there is another single storey barn structure close to the existing barns and within the view. This barn will be removed to meet planning and covenant conditions. In the meantime, it would be available to the purchaser for appropriate use.

The CGIs used in this brochure have been provided in good faith to indicate how the new dwelling is likely to appear once constructed, if built in accordance with the existing planning consent.

There are significant savings to be achieved by purchasing a site and building a new home. Firstly, the cost of the build is exempt from VAT. Secondly, you will only pay Stamp Duty on the acquisition of the site and not on the differential of the value when the new home is built.





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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.



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100








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