

STAGS

Bartletts Field Barn Alverdiscott Road, Bideford, Devon EX39 4PN

A modern barn for conversion within 4.19 acres in a rural location, yet only 2 miles from Bideford Quay

Bideford Quay 1.9 miles - Barnstaple 10 miles

• Barn with Planning Consent for Conversion • 4.19 Acres • Accessible, Rural Location • 5 Bedrooms, 4 Bath / Shower Rooms • Open Plan Living Space • Provision for Parking & Gardens • FREEHOLD

Guide Price £295,000

01237 425030 | bideford@stags.co.uk

SITUATION

Bartletts Field Barn is situated in an attracitve rural location in North Devon, surrounded by farm land and woodland yet only 2 miles to the east of Bideford, a former port town on the banks of the River Torridge.

The coastal villages of Instow, Appledore and Northam are all within a short drive and the larger town of Barnstaple lies 10 miles to the north-east.

DESCRIPTION

Bartletts Field Barn is set within 4.19 acres (1.70 hectares) and is approached from the public highway over a private entrance drive.

The barn is a modern barn (timber frame) which has planning consent in place (class Q) for it's conversion to a residential dwelling.

The existing building measures 26.75m x 9.50m (max) with a lean-to (13.39m x 4.66m. There is an adjoining open fronted store (5.75m x 2.91m).

The approved accommodation on the ground floor includes an open plan living, dining and kitchen space, a separate sitting room, an entrance lobby, a utility room, a home office and a bedroom which has an en-suite bathroom and dressing room.

On the first floor the plans are for four double bedrooms, two of which are to have en-suite shower rooms, plus a further shower room.

Outside there is provision for a garden and parking, beyond which is the gently sloping grass field which borders mature woodland on the north-eastern boundary.

SERVICES

There are no services currently connected. Purchasers will need to install their own private drainage system. We understand that mains water may be available in the adjoining road.

PLANNING

Planning consent (class Q) was approved by Torridge District Council on the 28th July 2025, subject to conditions.

The planning reference is 1/0383/2025/AGMB and full plans and documents relating to the planning application are available on Torridge District Councils website.

LOCAL AUTHORITY

Torridge District Council.









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 rights of way passing through the property.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From the A39 on the eastern side of the River Torridge Bridge, take the turn signed towards East-the-Water and Instow and at the following roundabout take the first exit towards East-the-Water (B3233). Continue for 0.7 miles and turn left onto Manteo Way signed towards Eastleigh.

Proceed for one mile and at the roundabout take the first exit onto Alverdiscott Road. Continue for 0.7 miles and the entrance to Bartletts Field Barn will be on the left.

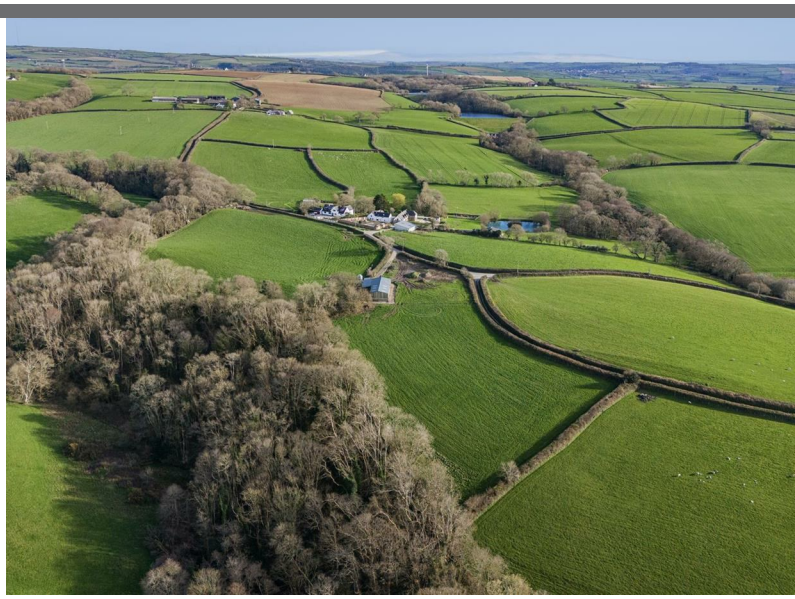
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DISCLAIMER

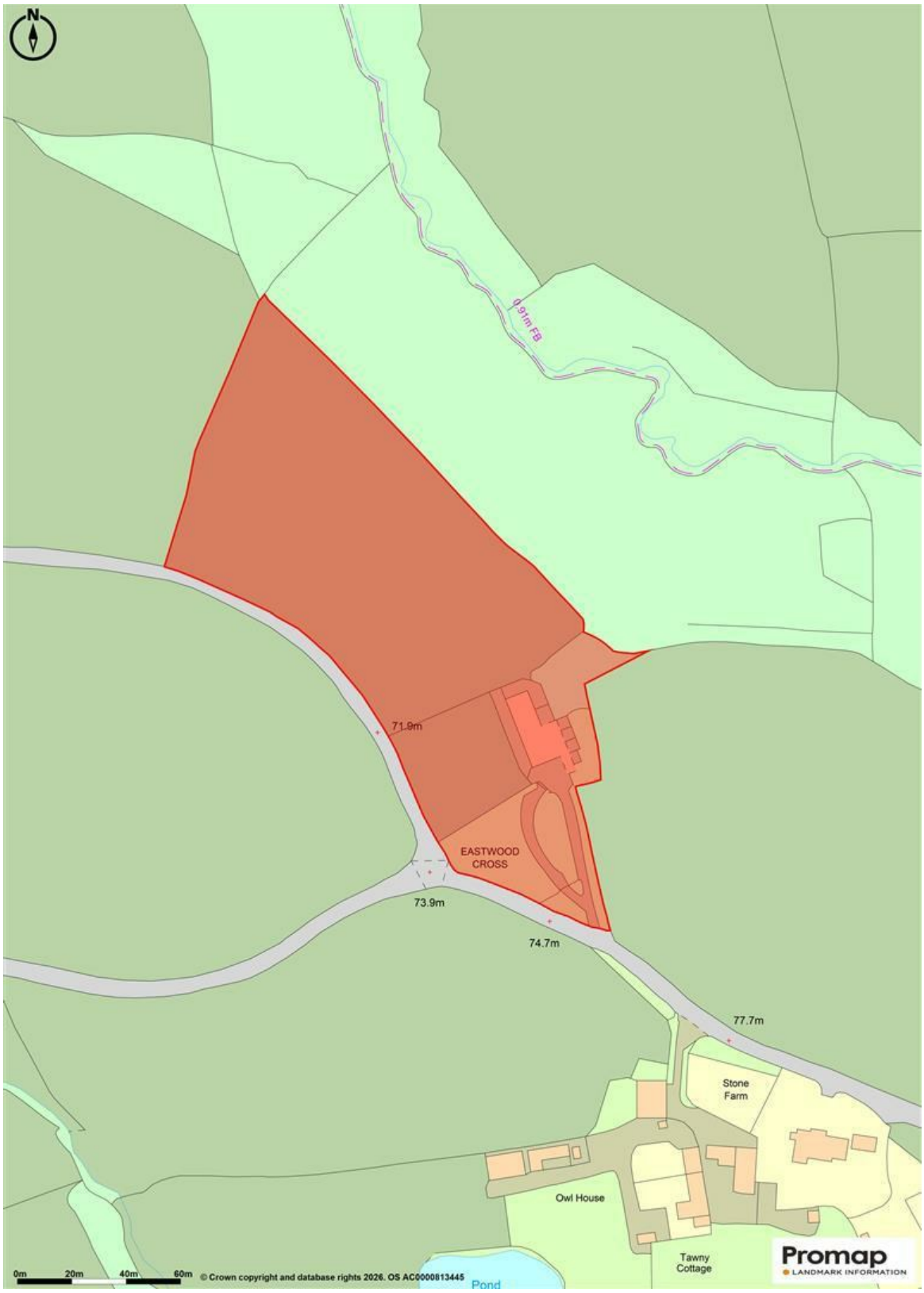
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