

Buttercombe Barn

Buttercombe Barn, Buttercombe Lane, Braunton, Devon, EX33 2NW







In rural Braunton although only a 5 minute drive from the village.
Saunton/Woolacombe/Ilfracombe - 15/20 minutes

Off a quiet leafy lane with superb, distant sea views, this detached barn has consent to convert into a 3 bedroom dwelling & is set in 3.5 acres of garden & pasture

- Grand Design opportunity
- A detached former barn
- Consent for conversion to residential dwelling
- Plans allow for open plan reception area/kitchen
- 3 bedrooms & 2 bathrooms
- Ample parking
- Grounds include a former sand school
- Mature gardens - in all about 3.5 acres
- No near neighbours
- Informal tender date 20/11/26. Freehold

Offers In Excess Of £375,000

SITUATION & AMENITIES

The barn is completed secluded – set back and elevated above a quiet, little-used country lane nestled in an idyllic countryside valley. From the top of the land there are fine distant sea views. Braunton – about 1 ½ miles away – is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, both primary and secondary schooling, churches and a range of popular pubs and restaurants. The renowned Tarka Trail can be accessed from the village, and this follows the Taw and Torridge estuaries. Close by is the UNESCO Biosphere Reserve of Braunton Burrows – the largest sand dune system in the UK, as are the glorious sandy surfing beaches of Saunton Sands (also with Championship Golf Course), Croyde, Woolacombe and Putsborough Bay. The regional centre of Barnstaple is less than ½ hour by car and offers the area's main business, commercial, shopping and leisure venues, as well as live theatre and district hospital. The wonders of Exmoor National Park as also less than ½ an hour by car. From Barnstaple, the North Devon Link Road (A361) leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where nearby Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

The existing barn comprises 3 main sections. Section A – the main barn/storage barn. Section B – the rear lean-to. Section C – the timber extension. The main barn/storage barn is approximately 16m long in total and is separated into sections, which are divided by a full-height wall. The main barn is approximately 8.5m long and 4m wide. The roof in this section is corrugated steel profile sheeting, bearing onto 5 timber purlins, which span between timber principal rafters bearing onto timber posts. The front elevation is clad with vertical timber boarding, supported on horizontal timber cladding rails. Section B – the rear lean-to – measures 3.5m long by 4.2m wide. The front elevation is completely open, with a central 70 x 150 timber post supporting the eaves beam over. Section C – the timber extension – is along the back of the structure and is approximately 3.6m x 5.1m long. The roof has corrugated sheeting, supported on timber purlins spanning from the front to the rear. The side walls are clad in vertically spanning corrugated metal sheeting, and the front elevation horizontally spanning timber cladding.

PLANNING PERMISSION

Planning permission was granted on the 19th March 2026 by North Devon Council under Planning Reference 81306 for conversion of barn to dwelling, together with associated works. All relevant documentation and details of the consent can be accessed via the North Devon Council Planning Portal, using the quote Planning Reference provided above. This includes all associated reports, etc.

The proposed accommodation (as shown by the accompanying floorplan included in this brochure) will comprise: ENTRANCE HALL, CLOAKROOM, open plan RECEPTION AREA with defined LIVING, DINING & KITCHEN zones, PRINCIPAL BEDROOM with ENSUITE SHOWER ROOM, two further BEDROOMS and FAMILY BATHROOM. Externally there is ample parking space, a generous GARDEN AREA – incorporating a former Sand School and mature shrubs and trees, as well as a gently sloping adjoining PASTURE FIELD. This is all enclosed by hedging.

SERVICES

The building is not currently provided with any form of foul drainage, but a sewage treatment plant will need to be installed, along with a borehole. There is no main electricity supply at present.

VIEWING ARRANGEMENTS

Viewings are strictly by appointments through the Sole Selling Agents – Stags Barnstaple on (01271) 322833 or barnstaple@stags.co.uk

SPECIAL NOTES

Please do not visit the site without arranging prior access through Stags as there is a secure gate, preventing unauthorised access.

The CGI images included in this brochure have been provided in good faith to illustrate how the conversion may look once completed.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for tenders to be submitted is Friday 20th November 2026 at 12noon, if not sold prior.

DIRECTIONS

From the centre of Braunton, turn right at the traffic lights onto East Street. Proceed along East Street until you reach a junction and pass straight across onto North Down Road. Continue along this road, which merges onto Boode Road where you will leave the 30mph speed restriction. At the next junction (Boode Cross) turn right into Buttercombe Lane (unmarked but signposted Beara). Continue for approximately 1/3 of a mile and the entrance gate will be found on the right-hand side with the property's name on it.

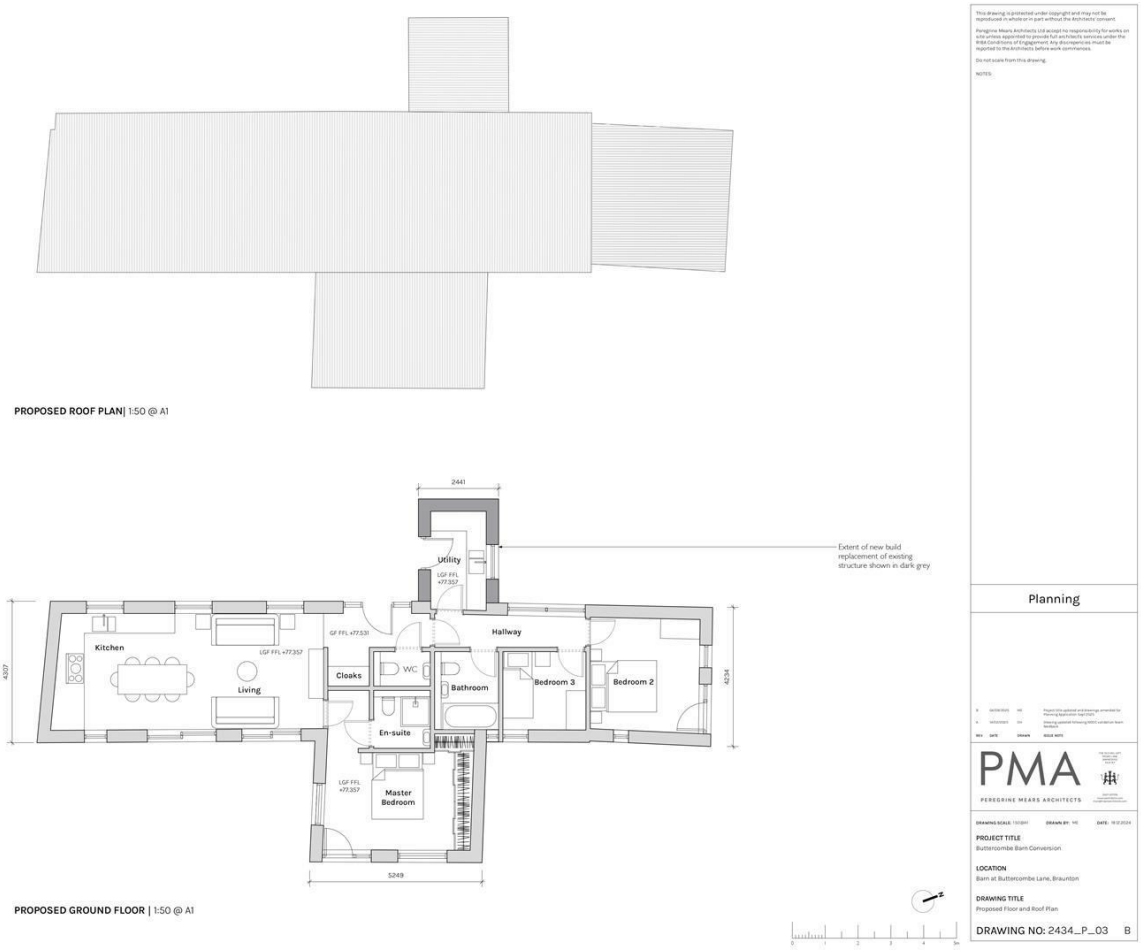




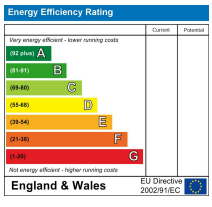



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.



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