




# Barton Moor

Meshaw, South Molton, Devon EX36 4NL





## *Barton Moor*

Meshaw, South Molton, Devon EX36 4NL

£495,000 Guide Price

Three bedroom detached bungalow (AOC)

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Range of modern farm buildings with Class Q  
Permission for five dwellings

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Desirable and accessible location

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Freehold with vacant possession available

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In all about 4.22 acres

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## Location

The nearest market town, South Molton (around 6 miles north-west), provides a comprehensive range of everyday amenities including shops, cafés, pubs, primary and secondary schooling, healthcare services and a popular weekly market.

To the south-east lies Witheridge (approximately 5 miles), offering further village facilities, while Tiverton, about 14 miles to the east, provides supermarkets, leisure amenities, further retail facilities and mainline rail services.

The property benefits from excellent connectivity, with easy access to the B3137, linking to the A361 North Devon Link Road within roughly 4 miles and providing swift onward travel across the region. The M5 is accessed at Tiverton, junction 27.



Barton Moor is situated just south of the village of Meshaw in the North Devon district, enjoying an attractive rural setting with convenient access to local amenities.



## Description

Barton Moor provides the market with an exciting opportunity to acquire a versatile site featuring a three bedroom bungalow (AOC) alongside a significant range of agricultural buildings where Class Q permission has been granted for five dwellings all positioned in approximately 4.22 acres. The combination of the component parts presents a project for developers, investors alike, or those seeking a multi-unit residential scheme. The approved Class Q provides a strong foundation for future value, with scope to refine or expand subject to a purchasers requirements and the necessary consents.

**Barton Moor Bungalow** originally constructed in the early 1980's is subject to an Agricultural Occupancy Condition. While the property offers a well-proportioned and practical layout, it does requires a programme of renovation, providing an excellent opportunity for a purchaser to modernise and tailor the accommodation to their own requirements.

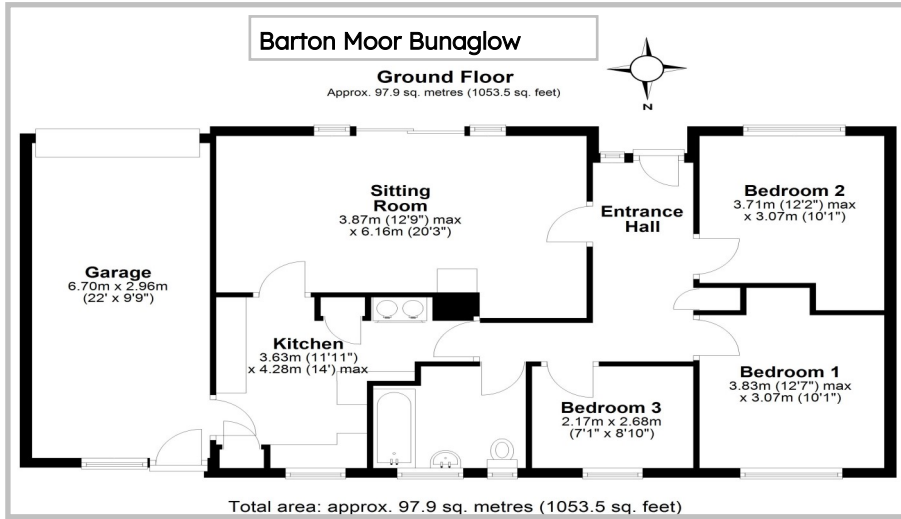
The current layout comprises an entrance porch, kitchen, reception room, two double bedrooms, a single bedroom and a family bathroom. In addition, there is a single enclosed garage. The arrangement offers good flexibility and could be reconfigured or enhanced, subject to any necessary consents, to meet a buyer's individual needs.

**Agricultural Buildings** Prior approval was granted on 19th June 2025 by North Devon Council for the change of use of the existing agricultural buildings to create five high-quality residential dwellings. The consent provides for three, three-bedroom dwellings and two, two-bedroom dwellings, all arranged over two storeys and thoughtfully designed to maximise internal space and natural light. The proposed conversions make excellent use of the existing structures, offering well-proportioned living areas and attractive contemporary layouts. Further information can be found on the North Devon District Council planning portal under references 80043 and 80044 or from the selling agent, Kivells.

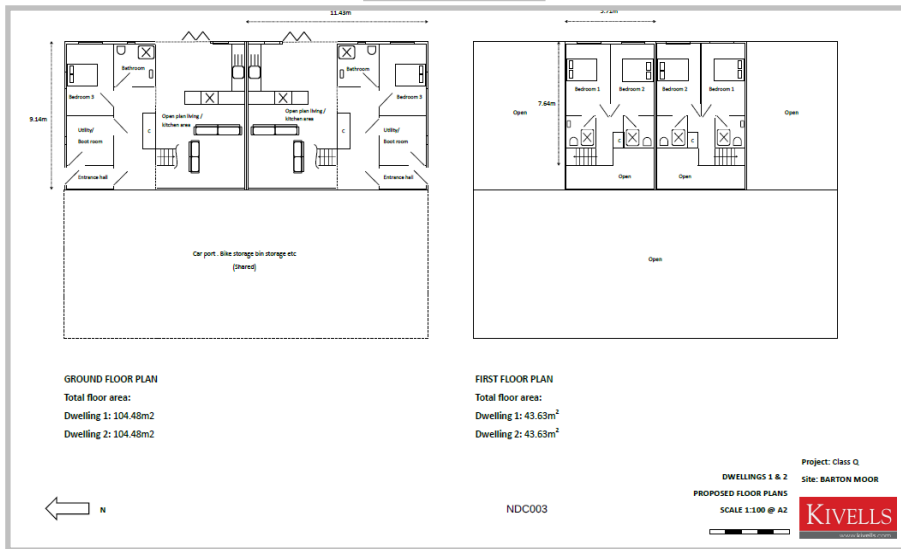
**The Land** extends in total to approximately 4.22 acres wrapping around the property to provide an attractive sense of privacy, shelter and space. The acreage comprises good quality pasture land, offering versatility for amenity use, grazing or further landscaping, subject to requirements.



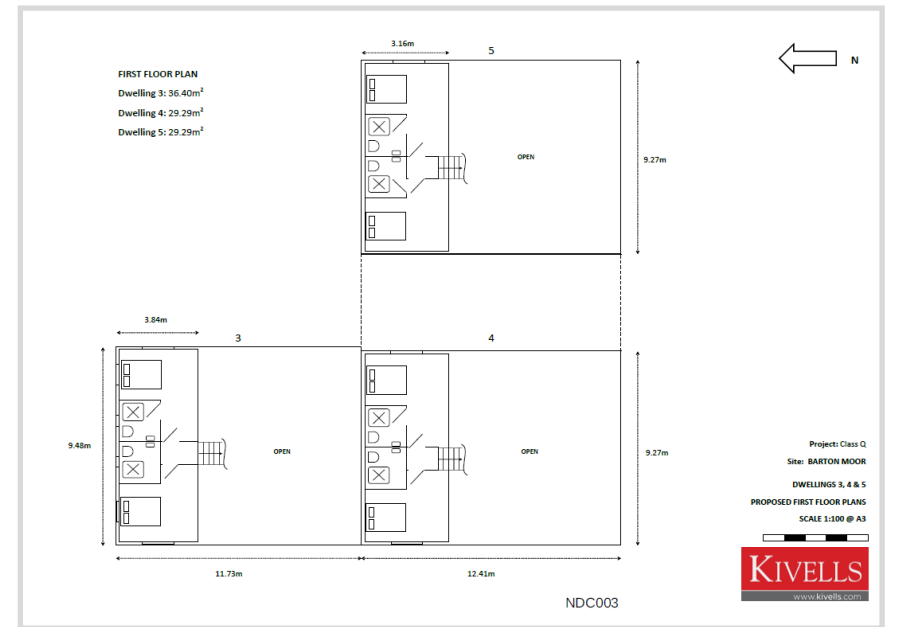
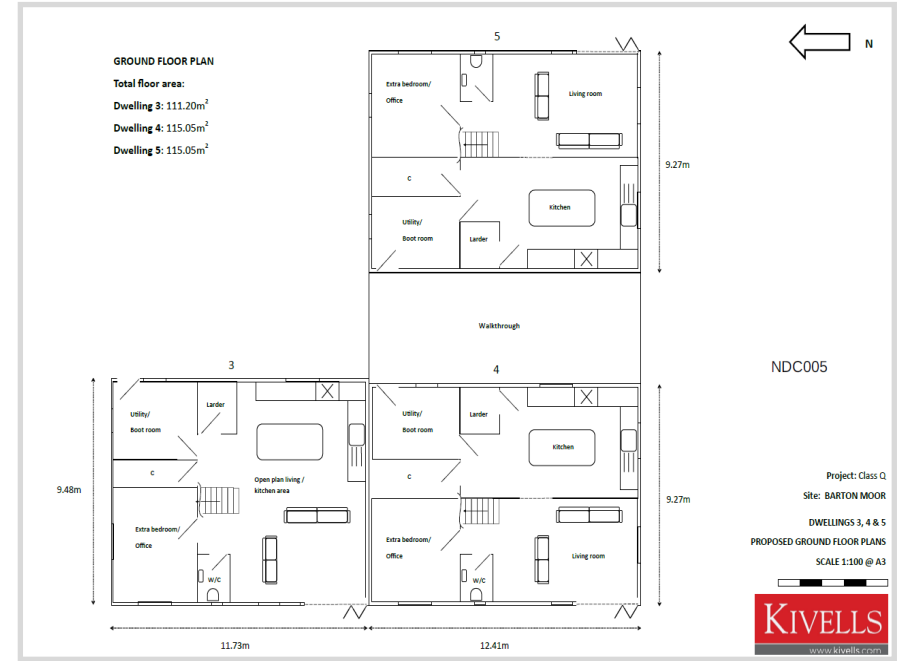
Floorplans



Barns 1 & 2



Barns 3, 4 & 5





**Services**

Mains water, private drainage and single phase electricity.

**Tenure**

Freehold.

**Planning**

All planning information can be found on the North Devon District Planning Portal under references 80043 & 80044.

**Local Authority**

North Devon District Council.

**Easements, Wayleaves, Rights of Way**

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries**

Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

EE Rating - 23 Band F

Council Tax Band - C

Directions **What3Words**  
cowboys.anguished.deeply

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	23 F	
1-20	G		



Produced on Land App, Feb 2, 2026.  
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**Plan of the Land**

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

**Land Plan**

Not to scale and for identification purposes only.

**Viewings strictly by appointment only**

Please ring **01392 252262** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website


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