



---

Barn for conversion with land

## Barn for conversion with land, Charles, Brayford, Devon, EX32 7PX



South Molton 7 miles Barnstaple 8 miles  
Exmoor National Park 2 miles

---

A modern barn with planning approval for conversion to a residential dwelling together with a block of gently sloping pasture land

---

- Barn with planning approval for residential conversion
- Set on the edge of a small village
- Gently sloping and well-fenced pasture land
- Fine views to Exmoor
- Approval for open-plan kitchen/living/dining room
- Three double bedrooms (all en-suite)
- Total about 7.80 ACRES
- Freehold

Guide Price £275,000

### Situation

The barn and land is set on the western outskirts of the small village of Charles, a settlement set on the western side of the Bray Valley. The nearby village of Brayford lies about two miles away and has a primary school and village hall whilst the village of West Buckland, which is well known for its school, is within easy reach. Approximately six miles to the south is the historic market town of South Molton, which boasts an excellent range of day-to-day amenities including shopping, banking and schooling to secondary level. The town still holds weekly livestock and twice weekly pannier markets.

The regional centre and ancient borough of Barnstaple is about eight miles to the west and has an extensive range of amenities. The A361 lies just to the north of South Molton and links to Tiverton and the M5 (Junction 27) to the east where there is also a station on the London Paddington line. The magnificent Exmoor National Park is close by and the North Devon coastline is within easy reach by car.

### Description

The barn provides an exciting opportunity to create an individual rural home with the added benefit of an adjoining block of gently sloping and well-fenced pasture land with the whole property approaching 8 acres. Set on a level site at the northern end of the land, the barn is a modern-style building of steel framed construction and currently houses a run of modular stable partitions which are not included in the sale and will be removed by the vendor.

### Planning Permission

Planning approval was granted by North Devon Council on 22th December, 2025 for the CONVERSION OF REDUNDANT RURAL BUILDING TO DWELLING. (Reference 80983). Further details and plans are available via the Council's planning portal at [northdevon.gov.uk](http://northdevon.gov.uk).

### Approved Plans

The plans indicate provision for an open car port with the accommodation comprising an entrance hall, utility room, open-plan kitchen/living/dining room, three double bedrooms (all en-suite) with the master bedroom also having a dressing room.

### The land

The barn lies at the northern edge of a good block of gently sloping pasture land divided into four main enclosures.

In total the property extends to about 7.80 ACRES.

### Services

A mains electricity line already crosses the property. The purchaser(s) will be required to obtain their own borehole water supply and install a compliant private drainage system.

### Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

### Directions

From South Molton take the B3226 towards Barnstaple and on reaching the A361 North Devon Link Road at Aller Cross roundabout proceed straight across taking the A399 towards Brayford/Blackmoor Gate. Follow this road for approximately 3½ miles and at Newtown turn left signposted to Charles. Continue up the hill into Charles and take the first left turn at Charles Cross. The property will be found on the left just after leaving the village.  
What3words Ref: [///retained.usages.utter](https://www.what3words.com/retained.usages.utter)





North Elevation



South Elevation



West Elevation



East Elevation



Ground Floor Plan

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.



29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London