



Barn, to Convert, Set in 1/2 acre of Wood.

Bountree Barn, Head of Sterridge Valley, Berrynarbor, EX34 9TB

Offers In Excess Of

£200,000

- Barn to Convert
- Planning Approved
- Living Room
- Date to be Confirmed
- Stunning Sylvan Setting
- About 94 Sq M - Ext
- Off Road Parking
- Close to North Devon Coast
- 2 Bedrooms, Bathroom
- Tenders, Unless Sold

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or email barnstaple@phillipsland.com

Directions

Grid Ref: SS554/447. From Barnstaple take the A39 road northwards. After about a mile and half turn left onto the B3230 road at Shirwell Cross towards Ilfracombe. Follow this road along the valley for about 6 miles. At the roundabout at Lynton Cross take the 3rd exit to Lynmouth and South Molton onto the A3123. Follow this road for just over a mile and a half and there turn left signposted the Sterridge Valley. Follow this road for just over half mile and as you approach Smythen Farm Holiday Cottages bear left and drop down the hill into the woods where the barn is to your left after the first major corner. Using what3words free app for mobiles enter the words [///rift.catapult.gossiping](https://www.what3words.com/rift.catapult.gossiping)

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Overview

A unique and exciting opportunity to acquire a substantial stone barn, about 94 sq m, ext., partially developed and with planning approved for its conversion, with a small area of surrounding woodland, about a half-acre, giving off road parking, and set towards the head of the beautiful Sterridge Valley just south of the picturesque coastal village of Berrynarbor itself centred around its ancient Parish Church and being just over a mile inland from the dramatic North Devon coastline that runs to the west of Combe Martin including the stunning Watermouth Cove and Broadsands Beach with its 250 step access path with the Sawmills pub/restaurant close by.

The coast at Woolacombe, Putsborough, Croyde and Saunton in 10 to 12 miles distant.

It is believed that the property historically formed two cottages being part of the Watermouth Castle Estate which were sold off in the 1920's.

The property is just off a country lane that runs south out of Berrynarbor and below the road with woodland adjoining.

Planning

Planning consent was granted by North Devon Council under application no 78482 passed on the 7th June 2024, full details from the Agents or the North Devon Council website. Work has begun, a first floor and stairs have been installed.

Services

T B C

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours

Michael Challacombe 07970

445204

