



Directions

Grid ref: SS554/348 Take A39 out of town as though to Lynton. At the first traffic lights next to the petrol station turn left and almost immediately right into Pilton Street. Top of hill bear left follow road out of town, drop down to Bradiford. Leave Bradiford, over bridge and as road rises you will see back of 30 mile speed signs, turn right into former Corn Mill at Anchor Mills. At the buildings turn right next to first cottage, drive around to front of former mill, through first double field gate ahead, bear left and the stables will then ahead of you. If using what3words the free app. for mobile phones enter the 3 words ///digits.ever.extra

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6 Acres River Meadow with Modern Barn

Land at Anchor Mills, Bradiford, Barnstaple, EX31 4DP

Offers In The Region Of

£220,000

- Lovely Quiet Valley Setting
- Level Grassy River Meadows
- Small Orchard Area
- Edge of Barnstaple
- SSSI Area
- Over 6 Acres
- Private Road Access
- Block Built Barn - 50 ft x 21 ft
- Part Stream Boundary

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Overview

Beautifully set in the valley of the Bradiford Water, just to the Northwest of Barnstaple, the administrative centre for North Devon.

These lands and the adjoining community owned Mannings Pitt which has a footpath running on to Tutshill Wood to the east are a haven for wildlife, flora and fauna including bats, deer, dormice, kingfisher and many other birds, including buzzards, with the Bradiford Water itself running through the area with its mature tree growth to both sides.

Our lands are a quietly set block of four fields/paddocks of over 6 acres of level riverside meadows, SSSI, with a modern block built barn of nearly 1,300 square feet.

The barn, built in concrete block under a box-profile roof, is some 51 feet by 21 feet 6 inches, with a concrete block floor and a double door for access to the eastern end, and contains 2 loose boxes. There is an extension on the south side.

There is private access to the land over a track shared with the nearby Anchor Mills properties.

There is a mill-leat running along the north boundary.

To part of the south boundary, there is the Bradiford Water, with mature trees, along its bank and a fenced footpath just inside the access gates that leads to Mannings Pit and into the town itself.

Planning

Planning for conversion was applied for under application number 80363 and refused. An appeal was also refused on the 18th May 2026

Services

Mains water on site

Council Tax

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

