



**Barn, Planning to Convert, nearly Half Acre**

Barn at Elwell, West Buckland, Barnstaple, EX32 0SW

Offers In The Region Of

**£285,000**

- Large Farm Barn
- Potential for Betterment Planning
- Cloak Room, Study Area
- In all about 0.40 Acres
- About 300 sq. metres
- 4 Bedrooms, 3 Bathrooms
- Games Room, Utility
- Consent to Convert - Class Q
- Living Room, Lounge
- Car Parking, Paddock

**Directions**

Grid Ref: SS663/318. Leave Barnstaple on the A361 road as though to South Molton. Continue for some 5 miles where turn left signed West Buckland/East Buckland. Follow the road into West Buckland, for just over a mile. Proceed through West Buckland and at the north end where the road bears right to West Buckland/Brayford take the left turn at the junction. Within 100 yards or less, turn right into a no through country lane adjacent to some cottages and follow the lane. There are 3 or 4 field gates to the right and the access to the barn is the first opening on the right with no gate. Using what3words free app for mobiles use the words ///showcases.reboot.vampire

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## Overview

Set in countryside just north of the pretty hamlet of West Buckland, and midway between Barnstaple, the administrative centre of North Devon and South Molton, an expanding town to the east, all within 5 to 8 miles. The site has southerly views over countryside and is a most deceptively spacious former single-storey agricultural lambing shed of over 300 square meters with approval under Class Q for its conversion to form a full residential dwelling with 4 bedrooms, 3 bathrooms, living room, lounge, cloakroom, games room and study, and set in just under a half acre of parking and garden and agricultural land.

There are about a half dozen other properties in the area around Elwell but not immediately adjoining at the end of a no through country lane about a half mile to the north east of West Buckland with its noted Independent School. West Buckland a popular rural village is set around the ancient parish church with many period cottages and a number of more modern developments and itself being about a mile north of the A361 Barnstaple to South Molton North Devon Link Road which provides the property with very convenient access.

To the north east of the property is the Exmoor National Park with its massive expanse of heather clad moorlands for walking and riding whilst to the west the dramatic North Devon coastline with its sandy beaches at Saunton and Croyde with the more dramatic cliffs around Combe Martin, Lynton and Lynmouth to the north.

The A361 connects through to Junction 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

## Planning

Prior approval for Class Q granted on the 22nd August 2024 under application number 78976 by North Devon Council for a change of use of agricultural building to dwellinghouse (Class Q ( A & B ) )

NOTE - A previous potential buyer achieved planning for a new build on site under application number 81068 on the 7th January 2026. These plans are not being sold with the barn as they are copyright but it does show the barns potential.

Copies of the approval available from the North Devon Council website or from the selling Agents.

NOTE - Open fronted shed to left in photo to be removed as part of planning approval.

## Room list:

- Current Plans Show**
- Entrance Hall**
- Cloakroom**
- Study Area**
- 2 Double Bedrooms**
- Both En Suite Wet Rooms**
- 2 Further Double Bedrooms**
- Family Bathroom**
- Living Room**
- Lounge**
- Games Room**
- Utility Room**
- Car Parking**
- Grass Paddock**

## Services

Mains water and electric close by

## 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

