



The Stables at Little Knightacott Farm

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Lydacott, Barnstaple, EX31 3QG

In a quiet Hamlet, within 10/15 minutes of Barnstaple, Bideford, the Tarka Trail, the Link Road & coast at Instow

**A former stable shed with consent for conversion into a bespoke, detached single-storey dwelling together with 3 acres of pasture, all in a convenient & peaceful semi-rural location**

- Modern stable shed with consent for conversion
- Proposed conversion 158 sqm/1700 sqft
- Hall, Living Room/Kitchen, Utility Room
- 3 Bedrooms & 2 Bathrooms (1 En Suite)
- Provision for parking & gardens
- Lovely, private South West aspect
- Wonderful rural views
- Towards the end of a 'no-through' lane
- Electricity & water connected. No upward chain
- Freehold

## Offers In Excess Of £375,000

### SITUATION & AMENITIES

In timeless and tranquil surroundings, towards the end of a ½ mile no-through country lane, the property will form one of a small hamlet of 6 detached dwellings, surrounded by beautiful open countryside on high ground with delightful views. There are footpaths close by, which provide access to roam over the countryside, as well as bridleways. Although rural, the property is by no means isolated, as the village of Fremington and favoured coastal village of Instow are both about 2 miles. At Fremington there is a medical centre, parade of shops, and Fremington Quay – where the Tarka Trail can be accessed. Instow is one of North Devon's premier coastal/estuary villages, renowned for its beach, dunes, cricket club, yacht club and numerous well-regarded eateries and pubs. The market town of Bideford and the regional centre of Barnstaple are both about 4 miles. As the regional centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. Local schools are within easy access, including the reputable public schools of Kingsley at Bideford, West Buckland and Blundell's at Tiverton, a little further afield. The property is about ½ hour's driving distance from the favoured surfing beaches of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. Exmoor National Park is a similar distance. The A39/A361 North Devon Link Road is about 3 miles and affords access through to Tiverton, from where dual carriageway leads to Jct.27 of the M5 and where there is also Tiverton Parkway Station, with trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION & PLANNING PERMISSION

The construction of the stables is concrete pad foundations, steel-framed walls with timber boards and cladding to the walls. There are metal and timber doors and shutters. The roof is corrugated man-made sheet cladding. We are advised that the building is approximately 5 years old (approximately 2021). The surveyor advising the vendor commented in their report 'the building could easily be adapted without any additional structural works to comply with current regulations. I therefore believe that the building is in good structural condition and suitable for conversion into residential accommodation in this instance.'

Planning Permission was granted by North Devon Council on 11th July 2025 for 'conversion of redundant rural barn to one dwelling, together with associated works.' The length of the consent is for 3 years from the above date. The consent confirms the following: 'the development hereby approved shall be constructed in accordance with the following schedule: external finishing materials, walls – natural timber (natural and black), roof – corrugated (dark grey), windows – PVC/aluminium (dark grey), new hard standings – permeable surface materials. Details of the consent and all supporting plans and documentation can be viewed on the North Devon Council Planning Website. The Application No. is 80162, which is the reference for accessing this prospect.

The proposed accommodation (as shown by the accompanying floorplans on these particulars) comprises: Open-plan RECEPTION AREA and fitted KITCHEN, INNER HALL, UTILITY ROOM, PRINCIPAL BEDROOM with DRESSING ROOM and ENSUITE BATHROOM, 2 further BEDROOMS, FAMILY BATHROOM. Externally, there is ample PARKING space, a generous GARDEN AREA, as well as level PASTURE – all hedge-enclosed.

## SERVICES

The Stables are currently provided with a private bore-hole water supply that is situated within the curtilage of the land. The building is not currently provided with any form of foul drainage but a sewage treatment plant can be installed. The vendors have connected the barn to mains electricity and the borehole water supply.

## DIRECTIONS

W3W///squad.tonality.shelter

## VIEWING ARRANGEMENTS

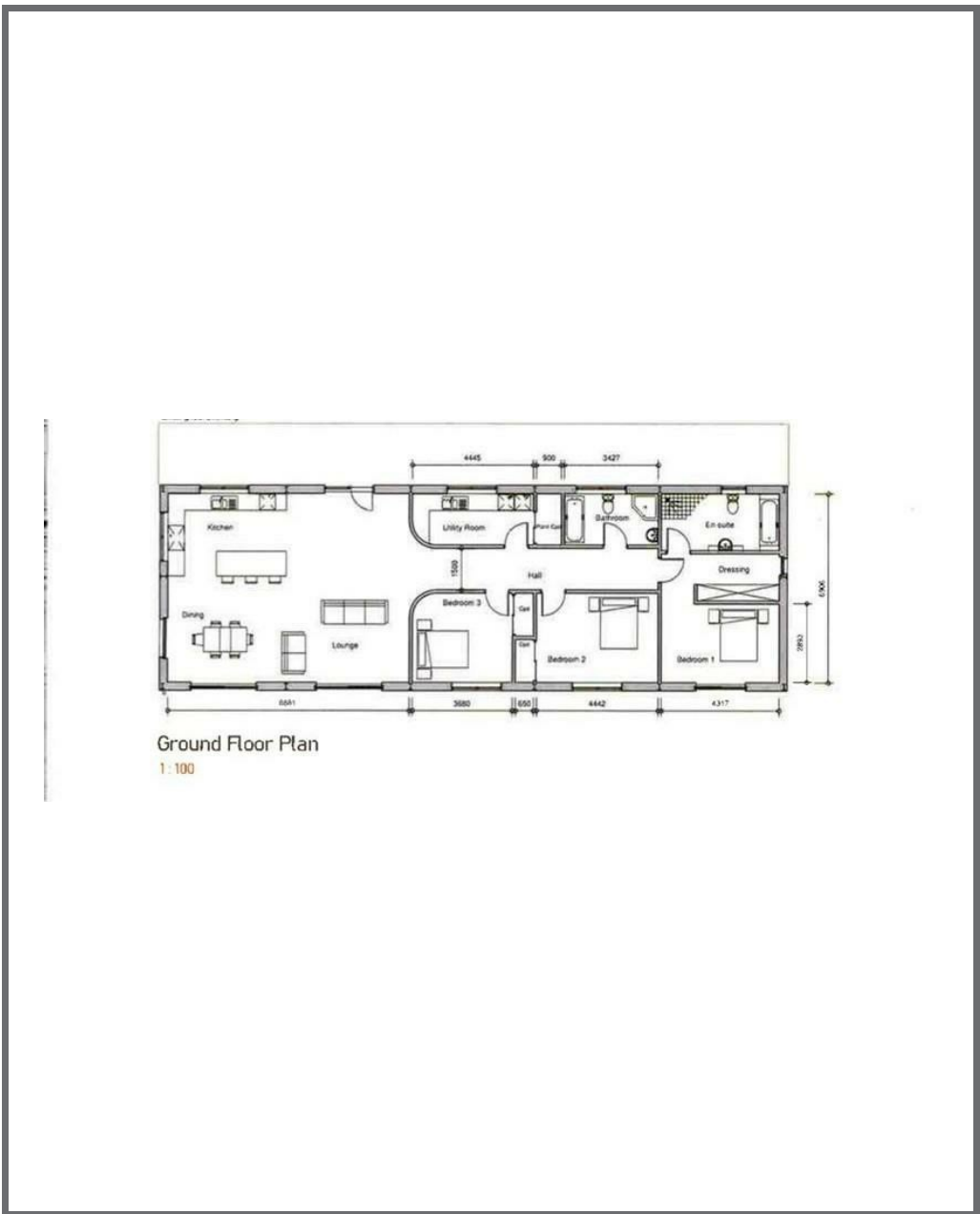
Strictly by appointment through the Sole Selling Agents, Stags Barnstaple Office on (01271) 322833 or barnstaple@stags.co.uk

## SPECIAL NOTE

Please do not visit the site without arranging access with the Agents, as there are a series of secured gates which prevent access otherwise.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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