

South Benton Barn

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Bratton Fleming, Barnstaple, Devon, EX32 7LG

Bratton Fleming Village/Exmoor fringes, 7 Minutes, Barnstaple 20 Minutes. The Link Road and Coast, 25 Minutes

A rare opportunity to complete an already partially converted modern barn [4 - 6 bedrooms] set in 2.29 acres in a quiet Hamlet close to Exmoor

- Partially converted modern barn
- Unrestricted residential use
- Ground; Hall, Cloakroom, Utility, Study/Bedroom
- Gym/Bedroom/Reception, D. Garage
- 2.29 Acres garden/pasture. Ample Parking
- Services including drainage connected
- Plans provide for approx. 3698 sq ft
- Open Plan Living/Dining/Kitchen, Bed, Bath
- First; 3 Beds, 2 Baths. Annexe potential
- No Upward Chain. Freehold

Guide Price £550,000

SITUATION & AMENITIES

Offering a beautiful rural surrounding, and quietly situated in a no through road nestled within fine Devonshire countryside, the Hamlet of Benton plays host to a small number of neighbouring properties. The village of Bratton Fleming is close by and provides a thriving local community offering primary and pre-schooling, a village store and regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies about 5.7 miles to the south. The Regional centre of Barnstaple lies about 9 miles to the west and offers the area's main business, commercial, leisure and shopping venues as well as primary and secondary schools, theatre and District Hospital. The market town of South Molton is about 10 miles to the south and provides local services including shops, banks, recreational facilities, primary and secondary schooling. To the east Exmoor National Park offers beautiful moorland scenery and many foot and bridle paths and the stunning north Devon Coastline, whilst to the west are the popular sandy beaches of Instow, Saunton Sands (also with Championship golf course), Croyde Bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon Link Road provides easy access to Tiverton and the M5 Motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (Paddington in just over 2 hours). The nearest International airports are at Exeter and Bristol.







DESCRIPTION
The Barn lies in a wonderful unspoilt timeless position, set in its own grounds, with delightful views over open countryside. A private entrance track provides access. Consent was granted by North Devon Council under Planning Reference 71725 in October 2020 for conversion of redundant rural building to form one dwelling. The conversion has commenced and some major works have already been undertaken. The proposed Ground Floor accommodation includes: double-height ENTRANCE HALL, CLOAKROOM, open-plan LIVING/DINING ROOM/KITCHEN, UTILITY ROOM, BEDROOM and adjacent BATHROOM (which potentially future-proofs). 2 further rooms have been earmarked as STUDY and GYM but have potential for alternative uses. There is also an integral DOUBLE GARAGE on the Ground Floor level. There appears to be sufficient room and versatility to create a self-contained Ground Floor annexe, subject to any necessary change of the original planning. On the First Floor the plans provide for a LANDING, 3 further BEDROOMS including the MASTER with DRESSING ROOM and ENSUITE, as well as a FAMILY BATHROOM.

OUTSIDE
There is an established driveway and parking, ample space for garaging subject to planning permission, as well as established GARDEN AREAS and grass PADDOCK – suitable for grazing horses or livestock.

SERVICES
We are advised that mains electricity and water are already connected and a sewage treatment plant already installed.

LOCAL AUTHORITY
North Devon District Council (www.northdevon.gov.uk)

VIEWINGS
Viewings are strictly by appointment only. Please contact Stags to arrange on (01271) 322833 or email barnstaple@stags.co.uk

DIRECTIONS
From our office on the corner of Boutport Street/Bear Street, continue straight on at the traffic lights onto Goodleigh Road. Follow this road through Snapper and on towards Bratton Fleming. Continue along this road through the village of Bratton Fleming. As you approach the end of the village after climbing the hill, turn right onto Benton Road. From here follow the road for about 1 mile and you will see a right turning. Go down this lane which is a continuation of Benton Lane, and follow towards the end where you will find the entrance to South Benton Barn on the left – clearly marked.

SPECIAL NOTE
All associated plans can be viewed on North Devon District Council Planning Portal by quoting the Planning Reference as provided above. The CGI plan of the proposed elevations and layout of accommodation is provided for identification purposes only. We believe that the total amount of proposed accommodation is approximately 2005 sq ft. The vendor would consider being employed to finish the build, subject to further discussions with a prospective buyer.

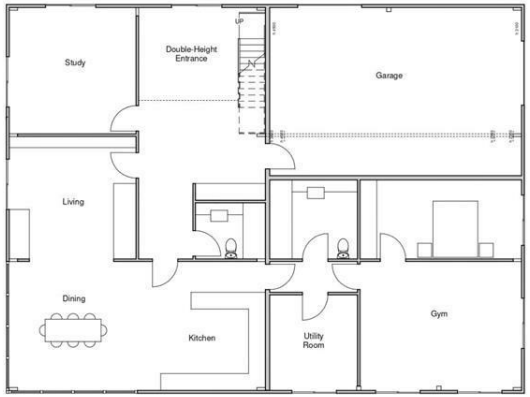






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

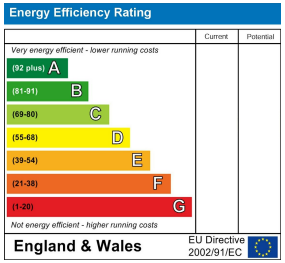




Ground Floor Plan

First Floor Plan





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