



Home Barton Farm
Offers In Excess Of £610,000

HOME BARTON FARM, BARTON LANE, BERRYNARBOR, NORTH DEVON, EX34 9SU

• Ilfracombe : 4.3 miles • Barnstaple: 10.6 miles • Tiverton Parkway: 45 miles (all distances are approx.)

A development opportunity in a coastal position upon the North Devon coast with sea views, featuring a range of unconverted traditional stone barns in a courtyard setting, redundant farm buildings, 2 bedroom cottage in need of renovation, all set in approx. 6 acres of permanent pasture. VIEWING DAY 29th SEPTEMBER

- **Development opportunity**
- **Coastal position**
- **Range of unconverted traditional stone barns**
- **Courtyard setting**
- **Redundant farm buildings**
- **Cottage in need of renovation EPC G**
- **All in approximately 6 acres of pasture**
- **Viewings strictly by pre - registration and appointment only**

LOCATION

Home Barton Farm is located on the edge of the village of Berrynarbor which is situated overlooking the stunning North Devon Heritage Coast and falling within an Area of Outstanding Natural Beauty. The village of Berrynarbor enjoys a village shop, pub and post office with its neighbour, Combe Martin offering further independent stores. The main street of Combe Martin is well known for its 2 mile single high street which leads to the bay. The iconic South West Coastal Path is easily accessible as is Exmoor National park with its stunning landscape and sporting opportunities. The well renowned surfing beaches of Woolacombe and Saunton Sands are located to the north of the regional centre of Barnstaple which offers a good range of everyday facilities

DESCRIPTION

Home Barton Farm is situated at the end of a private drive which is shared with three other residential properties and offers an exciting development opportunity subject to the relevant planning consents. Part of the property has sea views of the North Devon Heritage Coast and comprises of a range of redundant agricultural buildings and workshop, a large stone barn, a further range of traditional stone barns, a two bedroom cottage in need of renovation, all in a courtyard setting, set in approx. 6 acres.

THE BUILDINGS

Please refer to the enclosed map showing the location of the buildings. All measurements are approximate.

The buildings are either accessed via the courtyard or by a concrete access by the machinery store/garage.

1. **Machinery store/ garage** (12.82m x 8.47m): Part block construction, concrete floor, corrugated sheet roof, inspection pit, concrete floor and apron at the entrance. Power and light



2. **Pole Barn** (14m x 11.43m): Earth floor and corrugated sheet roof and elevations.
3. **Livestock shed** (28m x 10m): Timber framed with space boarding. Corrugated sheet roof. Central feed passage and part concrete floor.
4. **Covered yard** (13.57 x 8.96m): Part steel and timber framed, corrugated sheet roof, part concrete and hard core floor.
5. **Traditional stone barn**: Stone construction under a slate roof. Second floor. Concrete floor. Adjoining Roundhouse is disrepair.
6. **The Parlour** (please see enclosed floor plan for dimensions). Stone construction under a tiled roof.
- Whilst the two bedroom cottage is in need of some repair and improvement it provides an Entrance Hall, Kitchen/Dining room, Sitting room, Shower room, 2 first floor bedrooms and a further bathroom.
7. **Traditional barn**: Stone construction under a slate roof. The barn has been occupied for a period of time but we have not been able to ascertain the necessary planning evidence.
8. **The Calf House**
Stone construction under a slate roof. Adjoins a further traditional outbuilding. Access via the courtyard.
Lobby (3.73m x 4.83m)
Ground floor (8.46m x 3.11m). Stairs to the first floor. Views across the adjoining land.
9. **Traditional outbuilding** (5.63m x 3.16m). Stone construction under a slate roof. Access via the courtyard.

THE LAND

The land is laid to permanent pasture and is located to the west and north of the courtyard and buildings and is currently split into two parcels, with a stock proof fence. The land is gently sloping in topography and falls away to the north. The full extent of the views can be appreciated from the land which benefits from a mature hedge boundary to the north and the east.

SERVICES

The site can be serviced by mains water and electricity; the new purchaser will be responsible for the relevant connections.

The Parlour is connected to a shared drainage system and has gas fired central heating. Gas fired Rayburn.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to, and with all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

SPECIFIC RIGHTS, COVENANTS & RIGHTS OF WAY

The access driveway is partly owned by a third party and is currently shared and provides access to Home Barton Farmhouse, The Top Shippon and one other. These three properties are not included within the freehold.

PLANNING

Please note that we the agents, the court or the vendors have not sought to obtain any planning advice from the local authority. We would recommend interested parties seek their own planning advice. The Enforcement Officer is aware of this site.

LOCAL AUTHORITY

North Devon District Council www.northdevon.gov.uk

VIEWINGS

We ask that any interested parties register their interest and attend the set viewing days

HEALTH & SAFETY

We would ask you to be as vigilant as possible for your personal safety when making your inspection, particularly around the barns.

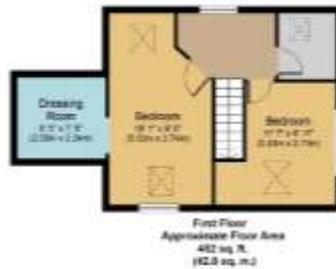
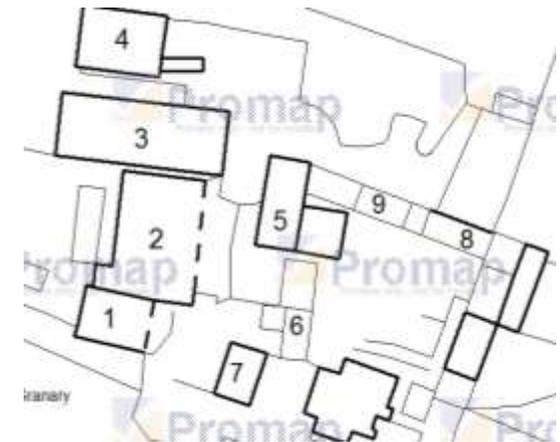
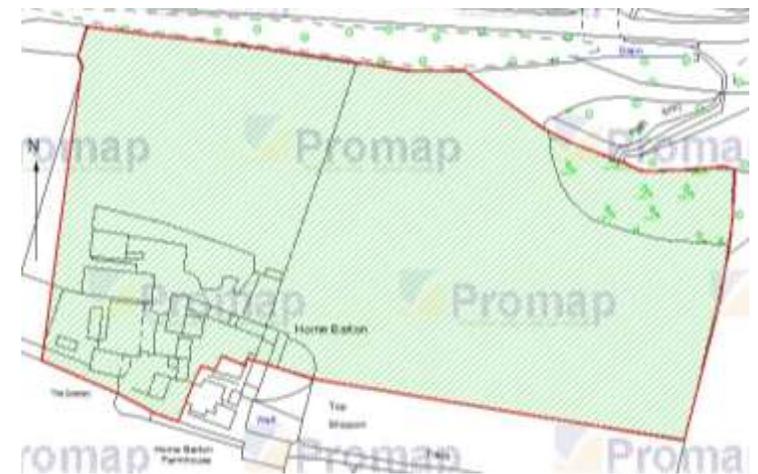
NOTES

The vendors will not be accept any responsibility for the clearing of the site nor contribute financially for the clearing of the site.

TENURE

Freehold





The Parlour, Home Barton Farm,



DIRECTIONS

From our offices in South Molton, proceed north along the B226 signposted Barnstaple. At the Aller Cross roundabout, proceed straight over, following the signposts for the A399 to Combe Martin & Ilfracombe. Proceed along this road towards Combe Martin. Proceed through the town of Combe Martin towards Berrynarbor. Proceed up the hill, passing John Fowler caravan park. At the top of the hill, turn left into Barton Lane, after a short distance, take the first left which is the entrance to the property.

IMPORTANT NOTICE Whilst we, Geoffrey Clapp Associates (GCA), make every attempt to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property. No appliances have been tested and no warranty given by GCA in relation to this property. If there is any point of particular importance to you, please contact the office and we will be pleased to clarify the position for you. It is the responsibility of any intending purchaser to check that the property is available to view before setting out. Neither GCA nor the vendor accept any responsibility for failed viewings.



GEOFFREY CLAPP ASSOCIATES

10 BROAD STREET,

SOUTH MOLTON,

DEVON EX36 3AB

T: 01769 572121

E: sales@geoffreyclappassociates.com

W: www.geoffreyclappassociates.com