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Barn And Buildings, Welcombe Farm Swimbridge, Barnstaple, EX32 0RB

A range of period barns with consent for conversion to 3 residential dwellings in convenient rural location

Swimbridge/Landkey/Link Road 2 miles. Barnstaple 5 miles.

• South Facing Outlook • 0.79 Of An Acre • Consent for 3 residential units •
Unit 1 Four Bedrooms • Unit 2 Three Bedrooms • Consent for Third Unit •
Versatile outside space • Ample Parking Space •

Guide price £299,000

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SITUATION AND AMENITIES

Welcombe Farm Barns are set in a secluded south facing location, just north of the A361 North Devon Link Road and convenient for access to the Link road, the village of Swimbridge and the towns of South Molton and Barnstaple. Amenities at Swimbridge centre around the ancient parish church, the village primary school, Post Office and inn and similar facilities at Landkey, a couple of miles to the west. Barnstaple is about 5 miles and as the regional centre, houses the area's main commercial, leisure and shopping venues. The A361 North Devon Link Road provides access through to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also allows access to London Paddington in just over 2 hours. The barns are within half an hours drive of both Exmoor and the North Devon coast.

DESCRIPTION

Traditional modern farm buildings set in approximately 0.792 of an acre, including a LARGE COB & BRICK CGI BUILDING measuring 55' X 34' overall, the building is of 2 storey height and has a double access door to one end and to the northern side, a small lean to off. To the southern side of this, buildings of brick and PANTILED FORMER COW SHED 21'X14'9 with loft over and FEATHER STONE & CGI CLAD LEAN TO CATTLE SHED 33' X13'8. There is an ADJOINING BRICK, BLOCK & STONE BUILDING WITH CGI ROOF measuring 19'10 X 12'6 and a STONE, COB & CGI ROOF BUILDING 28' X 13' with loft above.

PLANNING

Prior approval was granted by North Devon District Council on 03/06/2016 for change of use from agricultural building to two dwellings (class QA & B). The application reference is 61008. The development must be

completed within a period of three years from the date of prior approval. A fresh application, 61531 was granted on 23/9/16 for prior approval for change of use of agricultural building to dwelling class QA & Bi on the third smaller stone building. All planning documents are available online (www.northdevon.gov.uk).

ACCESS

The barns and buildings are approached over a long, shared, hardened entrance lane and via two 5 bar gates. To the front of the barns is a grass garden area of many mature shrubs and trees.

SPECIAL NOTE: An adjoining land owner, as well as the farmhouse itself, have right away along the access drive in front of the buildings and beyond.

VIEWINGS

Strictly by appointment through Stags. Please call 01271 322833 to arrange an appointment.

DIRECTIONS

From Barnstaple, drive out of the town using the A361 North Devon Link Road in an easterly direction. After approximately 2 miles, take the first right hand turn, signposted to Landkey and Swimbridge. Drive through the village of Landkey into the centre of Swimbridge village where you turn left at the village square, signposted Yarnacott and Gunn. Follow this road for approximately half a mile, where you will pass over the bridge which crosses the North Devon Link Road. Immediately thereafter, turn left into an unadopted No-Through country lane. Follow this lane for approximately half a mile until you reach the entrance track into Welcombe Farm which is a further quarter of a mile or so thereafter.



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