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Meadow Barn And Barley Store, Pristacott Harracott, Barnstaple, EX31 3JR

A diverse small-holding and development opportunity in a quiet hamlet with 17.90 acres.

Newton Tracey 1 mile - Barnstaple Town centre 6.5 miles

• Diverse Small-holding • 17.90 Acres • Barn with Residential Consent (3 Beds / 2,500 sq ft) • Holiday Cottage / 2nd Home • Range of Farm Buildings • South-Facing Land • Quiet & Accessible •

Guide price £750,000

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SITUATION

Meadow Barn and Barley Store are situated within the quiet rural hamlet of Pristacott, amidst North Devon's rolling countryside yet within one mile of the B3232 which links the towns of Barnstaple and Great Torrington.

The village of Newton Tracey lies one mile to the west and has a village pub with Lovacott Primary School one mile west of here.

The regional centre of Barnstaple lies approximately 6.5 miles to the north and is the area's main shopping, business and commercial hub. There is a rail link to Barnstaple and Exeter 2.5 miles away at Umberleigh and access to the North Devon Link Road (A361), is available at Barnstaple and South Molton (9 miles away).

There is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

DESCRIPTION

This attractive and diverse small-holding has a south-facing aspect and comprises a range of properties including a barn with planning consent to create a 3 bedroom dwelling, an established holiday cottage and three modern agricultural storage buildings set within 17.90 acres (7.24 hectares). There are views from the land stretching over the valley to open farmland.

MEADOW BARN

A modern timber framed barn with planning approval (Class Q) to create a single storey dwelling. This south-facing barn totals approximately 234 square metres (2,518 sq ft.) and the approved plans are for three bedrooms, two bathrooms, a kitchen / dining room, living room and sitting room / games room.

BARLEY STORE

Barley Store is an attractive former grain store which has been converted for use as holiday accommodation / second home use. This barn was converted in 2003/2004 and is constructed of part rendered stone elevations with double-glazed windows underneath a slate roof.

The current owners run have created a thriving holiday let, typically over a 30 week season. The accommodation is bright and spacious and retains much of the original barns character including exposed beams, stone and brick work throughout.

The former threshing barn doors are now fully glazed with a glazed entrance door opening into the open plan living / dining room with a timber floor throughout, exposed beams and a central staircase.

The kitchen has a range of fitted units with a blue oil-fired Rayburn (central heating and hot water) and an inset 4 ring hob with an oven underneath.

The rear entrance lobby has a tiled floor and a double glazed door to the rear yard. The downstairs shower room has a corner shower cubicle with spa effect shower, pedestal wash basin, low level WC and a heated towel rail/radiator.

On the first floor there are three bedrooms, one with an en-suite bathroom, and a further shared bathroom.

Outside, Barley Store is approached through a 5 bar gate which leads to a gravelled parking area, also used as a terrace. A mature Wisteria is trained along the front elevation of the barn. To the south is a patio area with a garden shed and domestic oil tank as well as a gravelled terrace. The garden is enclosed by a wall and a



fence.

FARM BUILDINGS

Positioned around a concrete yard, the modern buildings provide approximately 11,925 square feet (1,100 square metres) of covered space and are used for agricultural purposes, although could suit alternative uses subject to obtaining the necessary planning consent / permitted development rights approval.

Open Fronted Sheep Shed

32.00m x 13.72m (105' x 45')

Concrete frame. Enclosed on three sides with feed barrier to the front.

Silage Barn

21.95m x 12.19m (72' x 40')

Steel frame, concrete floor. Enclosed on three sides.

Calf House

21.95m x 18.29m (72' x 60')

Steel frame with block elevations with space boarding above.

THE LAND

Immediately behind (to the west) the buildings is the land, which comprises a single south-facing field which has been used for growing cereal crops in the past and is presently down to grass. This field totals 16.82 acres.

SERVICES

Private water supply, mains electricity. Private drainage and oil fired central heating to Barley Store.

PLANNING

Barley Store has consent to be occupied for the purposes of holiday accommodation. Planning approval was granted by North Devon

District Council on 20th March 2002 under reference: 32477.

Planning consent under Class Q was approved for Meadow Barn to be converted to a single dwelling on the 17th January 2018 (Reference: 64155). When this consent is implemented the Silage Barn and Sheep Shed are only able to be used as a general storage facility (no livestock or silage).

VIEWING

Viewing is strictly by prior appointment only. Internal viewings of Barley Store are available on Fridays (changeover day). Please contact Stags (01271 322833 or email: barnstaple@stags.co.uk) to arrange an appointment.

DIRECTIONS

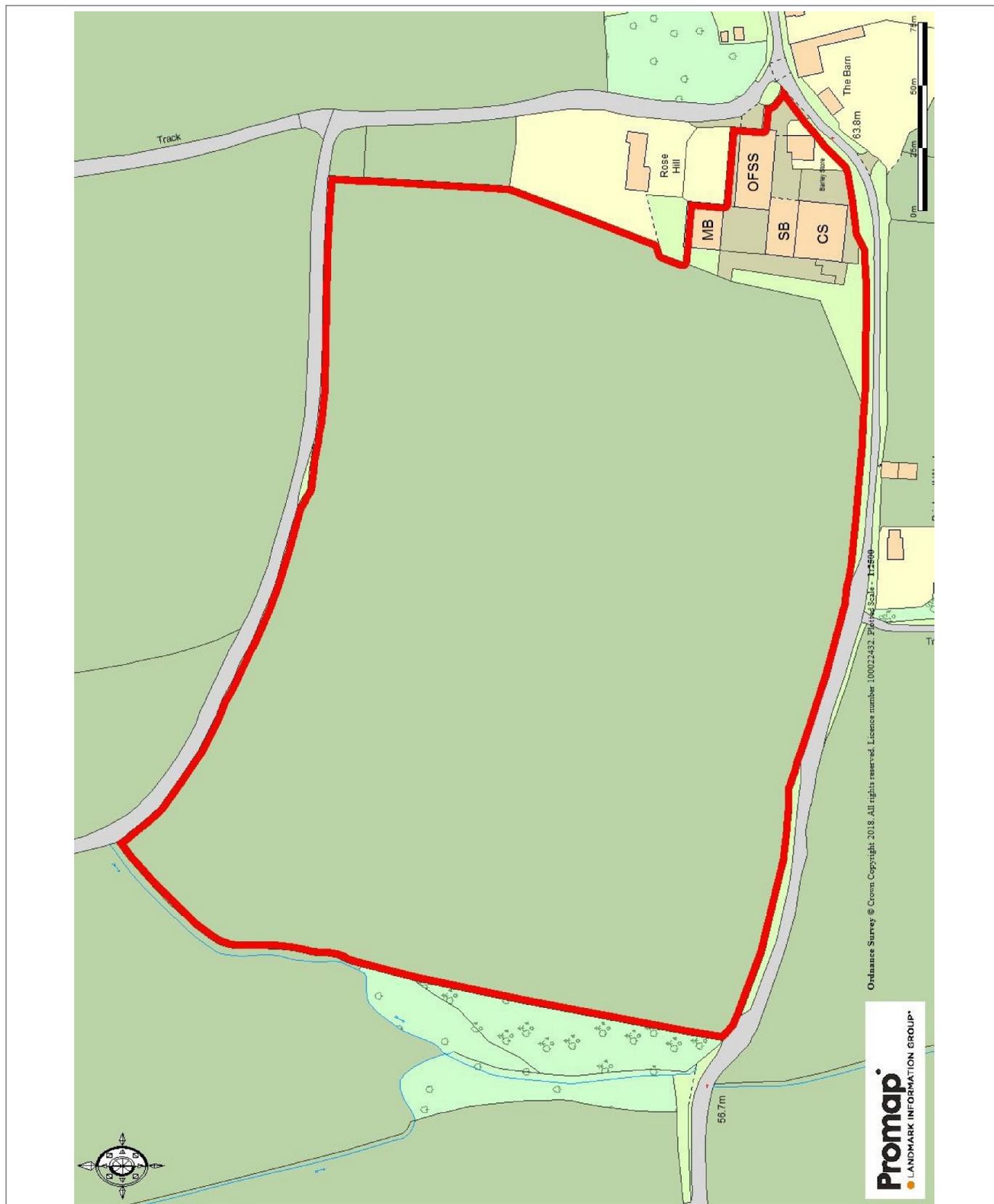
From the Roundswell roundabout on the southern edge of Barnstaple (where the BP Petrol Station is located), take the B3232 towards Torrington. Continue on this road for about 3 miles until you arrive at the rural village of Newton Tracey.

Towards the far end of the village, turn left immediately after passing The Hunter's Inn Pub, signposted towards Hiscott and Harracott. Continue for about a mile and as you enter the small cluster of properties at Pristacott, the Barley Store is the first property on the left.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	