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The Tack Room at Higher Shutscombe

# The Tack Room at Higher Shutscombe Farm, Charles, Brayford, Barnstaple, Devon, EX32 7PU



Brayford 1 mile - South Molton 7.3 miles -  
Barnstaple 9.5 miles - A361 5.5 miles

## A stone barn for conversion to a residential dwelling situated in a rural location

- Stone Barn for Conversion
- Full Planning Consent in Place
- 2 Bedrooms
- Provision for a Garden & Parking
- Accessible Rural Location near to Exmoor
- FREEHOLD

Guide Price £110,000

### SITUATION

The Tack Room is situated at Higher Shutscombe, a small collection of properties set in an elevated position on the western side of the Bray Valley and near to the Exmoor National Park. The A399 is accessible nearby and provides a link to the A361 (North Devon Link Road) which is 5.5 miles away, near to South Molton.

The nearest village is Brayford (1 mile) which has a primary school and the market town of South Molton is within 7.5 miles and has a range of shops, bakeries, butchers, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets.

Barnstaple (9.5 miles) provides railway services between Barnstaple and Exeter along the picturesque Tarka Line. The independent West Buckland School is between South Molton and Barnstaple.

Exmoor National Park is very nearby and is known for its superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within an easy driving distance.

### DESCRIPTION

The Tack Room is the former tack room and Groom's Quarter's for Higher Shutscombe which was run as a successful racing yard until recently.

The property comprises a stone barn which has full planning consent for conversion to a residential dwelling and the approved accommodation includes a living room on upper ground floor, with stairs down to a utility / lobby space on the lower ground floor, an open plan kitchen and dining room, two double bedrooms and a bathroom.

Outside there is provision for a small garden and parking near to the property with a larger open yard to the south for further parking.

Please note that the neighbouring property owner has a right of access over the larger open yard to access their paddock to the south.

### SERVICES

Water is supplied from a borehole. This borehole also supplies other properties which are in separate ownership. The cost of maintenance of the borehole water supply will be divided between those using it. The borehole filtration equipment is situated within The Tack Room.

Electricity: Mains electricity is currently connected.

Drainage: A shared septic tank which is also used by Higher Shutscombe Farmhouse.

Based on information from Ofcom mobile phone coverage is likely with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is standard (1 Mbps to 13 Mbps) and ultrafast (220 Mbps to 1000 Mbps).

### ACCESS

There is a right of access to The Tack Room over the lane leading from the public highway to the west.

### TENURE

The property is owned freehold and is registered on the Land Registry.

### PLANNING

Planning consent was approved to convert The Tack Room to a residential dwelling by North Devon District Council on the 3rd February 2025, subject to conditions.

The planning reference is 79492 and full plans and documents relating to the planning application are available on North Devon District Council's website.

### LOCAL AUTHORITY

North Devon District Council.

### BOUNDARY PLAN

The property being sold is shown coloured pink on the boundary plan.

### VIEWING

Strictly by prior appointment with Stags. Please call 01769 572263 to arrange an appointment or email: south-molton@stags.co.uk.

### DIRECTIONS

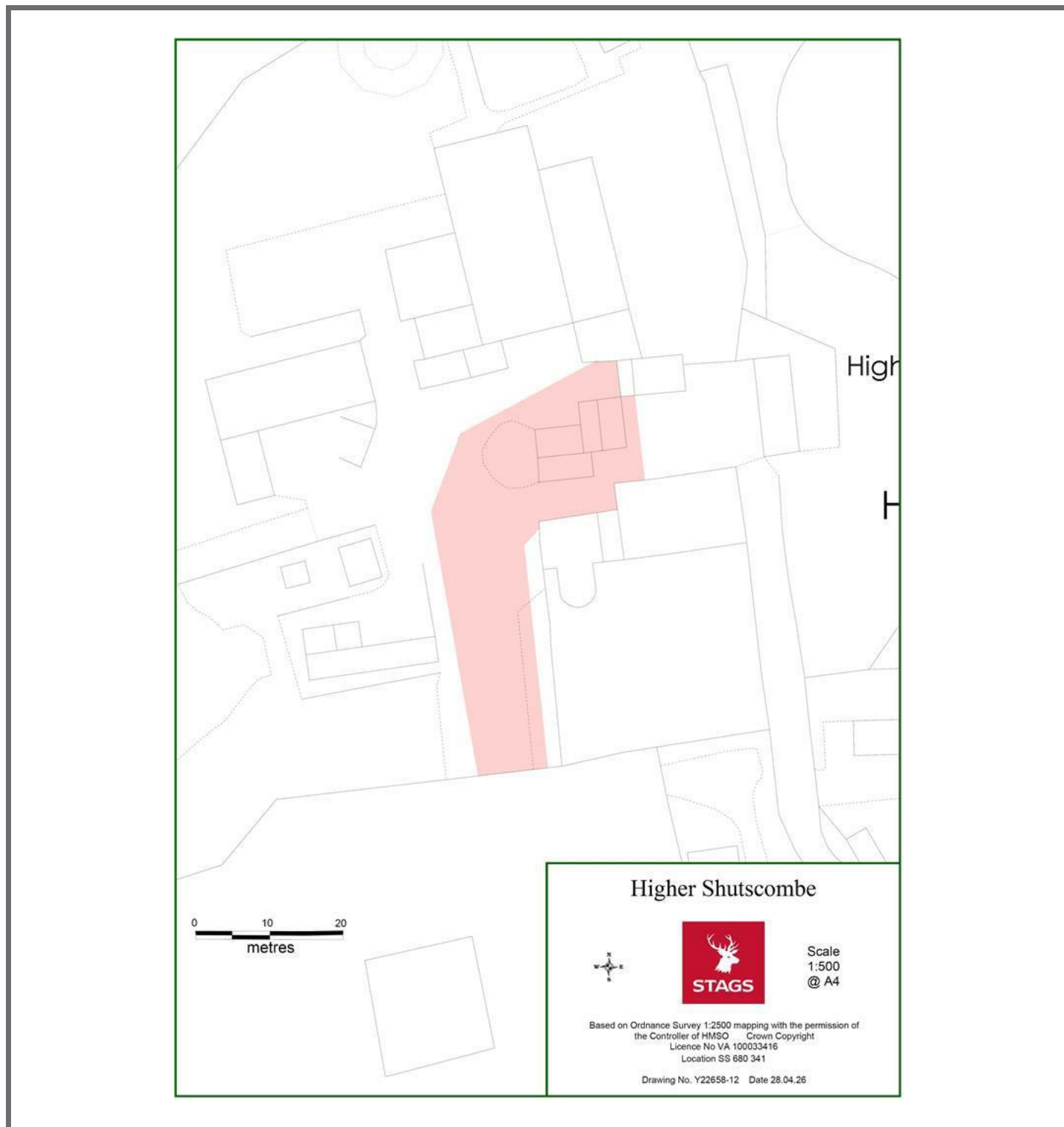
From the North Aller roundabout on the A361 near South Molton, proceed north on the A399 towards Brayford and Blackmoor Gate.

Follow this road to Brayford and at the crossroads turn left signed towards Barnstaple. After 1 mile turn left (unsigned) and follow this road for 0.8 miles where the entrance to Higher Shutscombe will be found on the left. Continue down the lane and The Tack Room will be found straight ahead within the main yard.

### WHAT3WORDS

/// fire.cuddling.post





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.



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