



Trayne Barn, Pilton West, Barnstaple, Devon, EX31 4JQ





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Guide Price £525,000

John Smale & Co are delighted to offer to the market this Individual Detached Barn Conversion, entering the market for the first time in over 30 years. Formerly the Pilton and Watts Dairy, the property offers Spacious and Flexible Accommodation, whilst benefitting from being set in an elevated position, offering fabulous far reaching views. The property is approached via a Private Road, which leads to the Extensive Hardstanding Parking area and Large Detached Garage/Workshop. Within the grounds you will also find a South Facing Garden with scope to extend, if desired and an Outbuilding, which could be developed further (subject to planning) to offer a variety of uses, such as Separate Ancillary Accommodation or a Perfect Air B&B unit with income potential. The Barn itself offers Generous and Adaptable Accommodation and briefly comprises of a Bright and Welcoming Hallway, Cloakroom with Separate W/C leading off it, Double Aspect Sitting Room with Woodburner, Spacious Double Aspect Dining Room, Kitchen/Breakfast Room with Utility Room leading off it. The First Floor does not disappoint, offering a Family Bathroom and Four Good Sized Bedrooms with the main bedroom benefitting from an En-Suite. This Wonderful Property still offers exciting potential for the new owners to make their mark and create their own ideal home.

The property is situated in the historic community of Pilton, with Pilton street at its very heart. Within short walking distance of local shops and amenities. Barnstaple Town Centre offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey.

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Individual Detached Barn Conversion
Elevated Position With Fabulous Views
Spacious and Flexible Accommodation
Large Detached Garage/Workshop and Outbuilding
Extensive Parking
Two Reception Rooms
Generous Kitchen/Breakfast Room
Utility Room, Cloakroom and Ground Floor W/C
Family Bathroom and Four Bedrooms (One En-Suite)
Garden with Scope to Extend Further



Hallway

1.48m max x 8.61m (4' 10" max x 28' 3")

Cloakroom

1.54m x 2.27m (5' 1" x 7' 5")

Separate W/C

1.35m x 1.95m (4' 5" x 6' 5")

Sitting Room

4.46m x 5.23m (14' 8" x 17' 2")

Dining Room

4.20m x 5.29m (13' 9" x 17' 4")

Kitchen/Breakfast Room

4.15m x 4.96m (13' 7" x 16' 3")

Utility Room

1.96m x 2.55m (6' 5" x 8' 4")

First Floor Landing

Bedroom One

4.34m x 5.18m (14' 3" x 17' 0")

En-Suite

0.89m x 2.24m (2' 11" x 7' 4")

Bedroom Two

3.00m x 5.18m (9' 10" x 17' 0")

Bedroom Three

3.08m x 4.08m (10' 1" x 13' 5")

Bedroom Four

3.75m max x 4.27m max (12' 4" max x 14' 0" max)

Bathroom

2.98m x 3.70m (9' 9" x 12' 2")

Outside

To the front of the property, is a 5 bar gate that opens to a private road, that leads up to the property itself. The barn sits to the rear of the plot, benefitting from a South facing aspect, extensive hardstanding providing off road parking for multiple vehicles with enough space for a large motorhome or boat etc. There is a garden, mainly laid to lawn, an outbuilding with development potential and a large garage/workshop. Some wonderful views can be enjoyed from the garden.

Large Garage/Workshop

4.38m x 8.62m (14' 4" x 28' 3")

SERVICES

Services:

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

DIRECTIONS

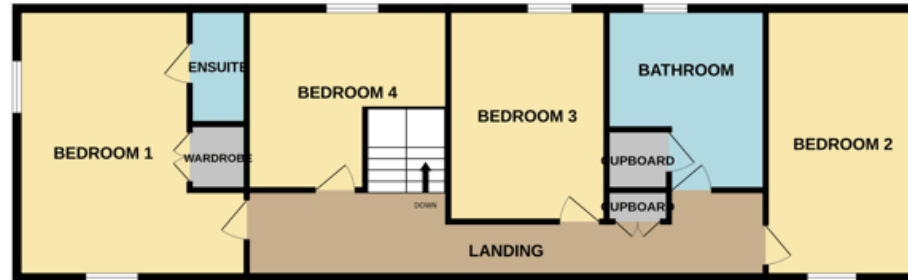
Travel along North Road in the direction of North Devon District Hospital. At the roundabout take a right turn signposted for the Hospital. Take the first left and pass the turning for the development Trayne Heights. Follow road for a short distance and then take a left turn, which leads to the private access road, signposted Trayne Barn and Trayne Farm. Travel up the private road and the property will be found on your right hand side, with extensive parking area.

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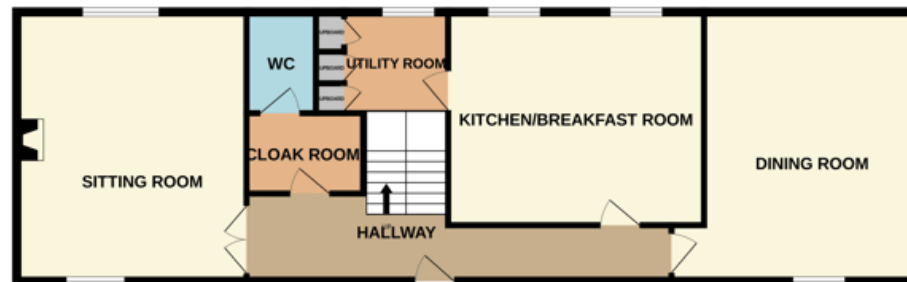
GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.

1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

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