

The Old Smithy/The Old Forge

STAGS

The Old Smithy/The Old Forge

Loxhore, Barnstaple, Devon, EX31 4ST

Barnstaple & Exmoor - 15 minutes in opposite directions. The coast - 30 minutes

A charming detached stone former forge/smithy building with consent to convert into a 2 bedroom residential dwelling, situated in a timeless village

- A rare opportunity!
- Open plan living/kitchen
- Provision for parking
- Backing onto National Trust woodland
- Tender date - 11th December 2026
- PP allows for conversion to include;
- 2 Bedrooms & 2 Bathrooms
- Mature wooded gardens
- Across the lane from the Arlington Estate
- Freehold

Offers In Excess Of £150,000

SITUATION & AMENITIES

Loxhore is a picturesque and traditional Devonshire hamlet approximately six miles from Barnstaple. The hamlet is surrounded by National Trust land and open countryside. Loxhore benefits from an active village hall at the heart of a friendly and welcoming community. Nearby Bratton Fleming village offers additional amenities including a primary school, community shop and Post Office.

Barnstaple, situated on the banks of the River Taw, is North Devon's regional centre, providing extensive business, commercial, leisure and shopping facilities, as well as the North Devon District Hospital. A wide range of sporting and leisure pursuits are close at hand, including golf at Landkey, Ilfracombe and Saunton and cycling along the Tarka Trial.

Exmoor National Park lies within five miles, where you can regularly encounter Exmoor ponies and a rich variety of wildlife and enjoy walking, riding and cycling. The dramatic North Devon coastline and South West coast path at Combe Martin is just eight miles away, while the renowned sandy surfing beaches of Woolacombe, Croyde and Saunton Sands are within fourteen miles. Ilfracombe with its harbour, restaurants, shops and ferry is within 12 miles.

From the doorstep, residents can explore over twenty miles of footpaths, gardens, river and lake within the National Trust's Arlington Estate, complete with gardens, museums and a tea room.

The A361 North Devon Link Road is a short distance away, providing swift access to Junction 27 of the M5 and Tiverton Parkway, where London Paddington can be reached in just over two hours. Barnstaple Rail Station also offers convenient connections to the national rail network. Exeter and Bristol airports are within easy reach for international travel.







DESCRIPTION & PLANNING PERMISSION

The Old Forge/Smithy was, as the name suggests, originally built and used as the village forge. The building is detached and presents elevations of stone, beneath a tiled roof. Internally the layout is split level, there are concrete floors and exposed beams. The building is not listed. Planning permission was granted by North Devon Planning Department on 24th September, 2024 for conversion into an unrestricted residential dwelling - under Reference No. 77665. All associated documentation can be viewed on NDC planning portal using the Planning Reference quoted above for access. The application also included consent for conversion of the former farm buildings at Borough Farm on the opposite side of the lane. We understand that it is the intention of the owners (The National Trust) to convert these and rent out the property once converted. The proposed conversion of The Old Forge allows for the following accommodation; Open plan sitting/dining room/kitchen, 2 bedrooms and 2 bathrooms. There is provision for off-road parking. There is garden directly beyond the structure and on another level to the left of the vehicular access, where there is a triangular overgrown garden with a dilapidated greenhouse frame. The two areas are linked by steps. The rear boundary is shown by a row of blue topped canes. It will be the purchaser's responsibility to erect a boundary fence.

SPECIAL NOTES

The property is being sold as seen. Viewing is strictly by appointment with the selling agents please, Viewers should enter the building at their own risk. The grounds are overgrown and appropriate footwear should be worn. The rear wall of the building forms the boundary with the neighbouring property however, access rights exist for ongoing maintenance. The property is being sold freehold but subject to covenants which are primarily to protect the village 'scene'. A copy of the proposed covenant document is available upon request from the selling agents. The property name differs on various documents accordingly, it is being promoted as The Old Forge & The Old Smithy in order to avoid any confusion. The eventual purchaser will undoubtedly wish to regularise the name in due course.

METHOD OF SALE

The property is being offered for sale by informal tender/sealed bids. The target date for the tender is noon on Friday 11th December, 2026, unless sold prior. Tender forms are available from the selling agents.

SERVICES

Main electricity is already on site. The planning consent allows for a new private drainage system. Prospective buyers will need to make their own enquiries about the connection of mains water or sinking a borehole.

DIRECTIONS

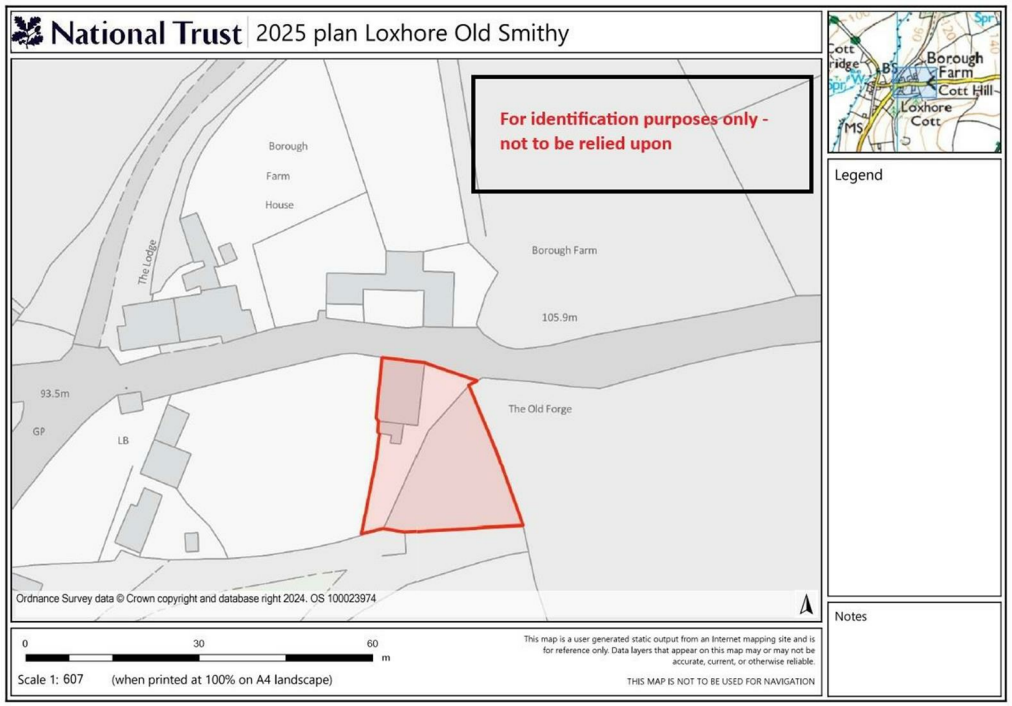
From Barnstaple, take the road to Bratton Fleming. Eventually pass the Chelfham viaduct on your right. After a further half mile or so turn left signed Loxhore. Ignore the next turn on your right continuing ahead for a further half mile or so. Pass the pillared entrance to the Arlington estate on your left, start to climb the hill and the property is on the right, identified by our for sale board.





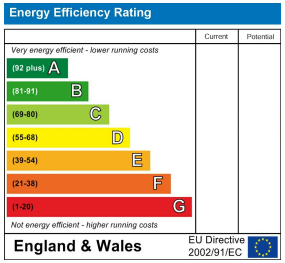


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833