



THE LINNEY

STOKE RIVERS, BARNSTAPLE, DEVON, EX39 7LE

GUIDE PRICE: £1,200,000

A rare & exciting opportunity to purchase a bespoke, high specification modern home in this semi rural hamlet. The excellent design allows for an excellent connection to the outside space with the open plan living area having large feature windows taking full advantage of the superb outlook over garden, paddock and rolling countryside.

This generous plot has full planning permission granted under application 73885 (North Devon Council) for a high quality, bespoke modern home amounting to some 200 square meters (2152 sq ft).

This spacious residence will be clad in timber, sympathetically blending in with the countryside surroundings and will offer 4 double bedrooms, each with en-suite facilities and dressing area with wardrobes.

Accessed over a private road, serving a handful of residences, the property will benefit from a double driveway together with $\frac{3}{4}$ acre paddock to the rear adjoining further rolling countryside.

NB: Further acreage up to 100 acres could be made available if required, by separate negotiation with a field of approximately 5.8 acres adjoining the $\frac{3}{4}$ acre paddock.

AGENTS NOTE: The 0.3 acre (1290sqm) plot is available as a stand alone clean site listed with a Guide Price of £600,000





Location

Stoke Rivers is a semi rural hamlet being easily accessible & within 5 miles of the regional centre of North Devon, Barnstaple. Also within easy reach is the Exmoor National Park together with the villages of Bratton Fleming & Brayford. The long sandy beach at Saunton is approximately 13 miles distance, together with its highly regarded championship golf club.

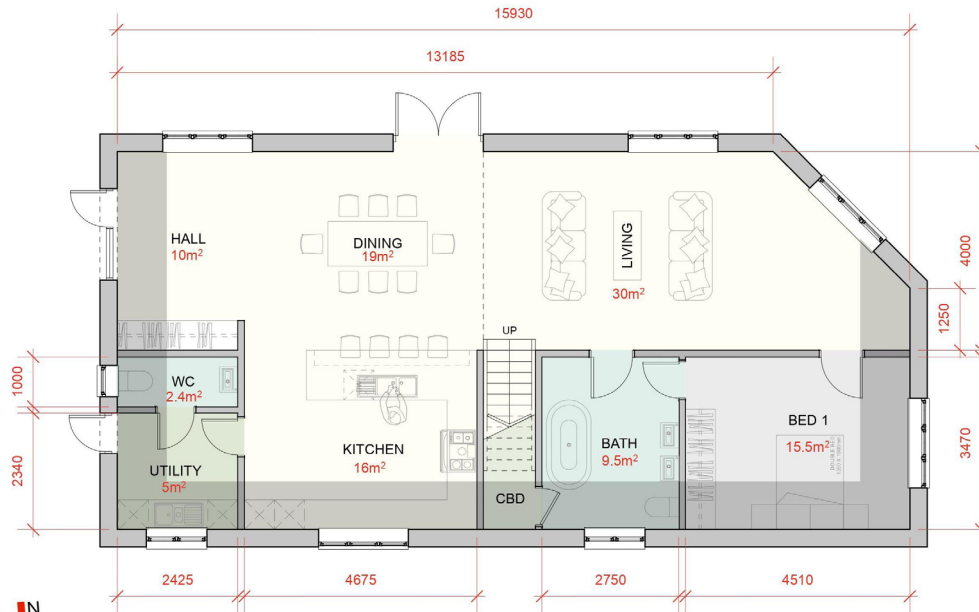
Need To Know

- Mains Electricity & Water
- Fibre Broadband
- Private Drainage/Treatment Works (To be installed)
- Local Authority: North Devon Council

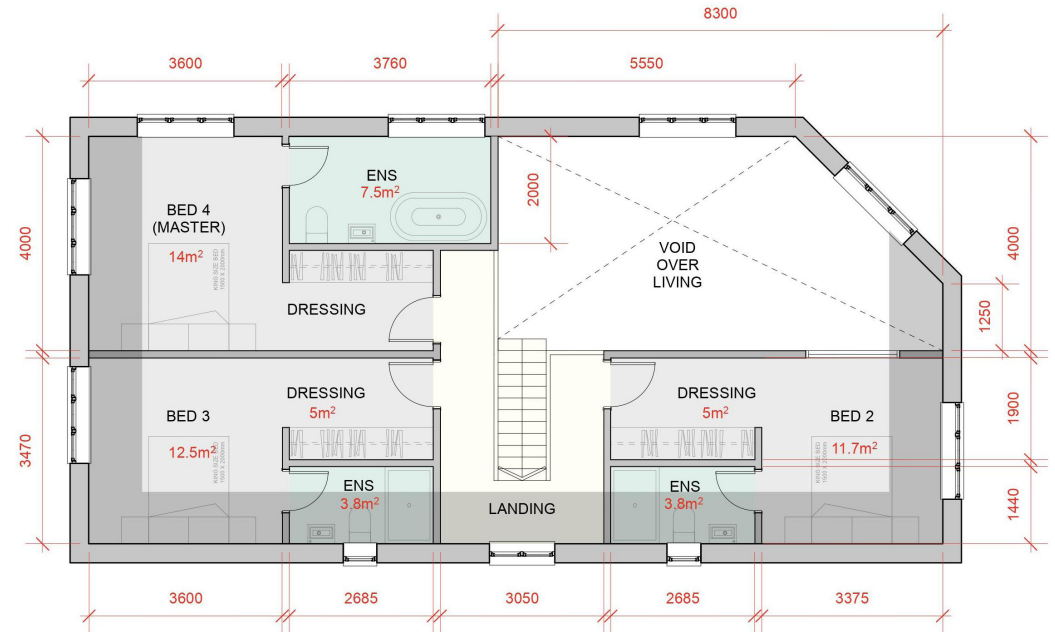
Directions

From the traffic lights on Bear Street in Barnstaple, proceed on Goodleigh Road for approximately 4 miles, turning right at Chelfham Cross (signposted for Stoke Rivers & Brayford). Continue under the bridge & through Stoke Rivers (approximately 2 miles) & after passing through the village of Stoke Rivers, the lane (not signposted) leading to Higher Birch Farm will be found after approximately 0.4 miles on the left. Passing Lane End Farm on the right, continue down the track & after following the track around to the right, continue over the cattle grid where the site will be found after a short distance off to the left hand side.





BARN 2 PROPOSED GROUND FLOOR PLAN (GIA 115m²)
1:100 SCALE @ A1



BARN 2 PROPOSED FIRST FLOOR MEZZANINE PLAN (GIA 85m²)
1:100 SCALE @ A1

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