



Individual Building Site - Half Acre

Building Site, Chestwood, Bishops Tawton, Barnstaple, EX32 0AY

Offers In The Region Of

£345,000

- Large Building Plot
- Consent for 1 House
- About 200 Square Metres
- 4 Bedrooms, 3 Bathrooms
- 2 En Suites 1 with Dressing Room
- Longe, Study
- Open Plan Kitchen/Dining Room
- Utility, Garage
- Access Drive, Parking
- In all about a Half Acre

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or email barnstaple@phillipsland.com

Directions

Directions. From the Bishops Tawton roundabout at the junction of the A361 North Devon link road with the A377 Barnstaple to CREDITON road. Take the road to CREDITON. As you rise to the top of the first hill the site is on the inside of the bend, For accompanied viewings enter the drive of Summerfield and park immediately to the left and await the arrival of an agent to show you the site. Using what3words app for mobiles use the phrase [///steep.nets.poster](http://steep.nets.poster)

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Room list:

- Ground Floor**
- Galleried Reception Hall**
- Lounge**
- Home Office**
- Open Plan Kitchen/Dining Room**
- Utility Room**
- Cloak Room**
- Attached Garage**
- Lower Ground Floor**
- Master Bedroom Suite**
- Master Bedroom**
- Dressing Room**
- En Suite**
- Bedroom 1**
- En Suite**
- Bedroom 2**
- Family Bathroom**
- Bedroom 3**
- Gardens - half acre in all**

Overview

Outstanding Individual building site with consent approved for a most spacious, 200 sq metre house, 4 bedrooms, 3 bathrooms with the master ensuite also having a dressing room. Large lounge, study, open plan kitchen/dining room, utility and attached garage. Access drive with off road parking and grounds of nearly a half-acre. Views over and down the River Taw close to Barnstaple.

Set off the A377 Barnstaple to Crediton road between the A361 North Devon link road and the popular village of Bishops Tawton centered around its Ancient Parish Church, popular Village Inn, Primary School, and access to a cycle path, linked to the Tarka trail, just a few hundred yards away.

Barnstaple, the regional centre, has the area's main business, commercial, leisure and shopping venues. The town is well known for its exclusive range of outlets including many high street favourites as well as a diverse selection of local stores and the renowned recently renovated Pannier Market. North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy reach as are the sandy surfing beaches at Croyde, Saunton (also championship golf course), Putsborough and Woolacombe. Locally golf at Portmore just over 2 miles.

Planning/Notes

Planning consent was granted by North Devon Council under application number 76135 on the 21st December 2022, this granted for a 2 year period for work to start.

Note. The site to be developed only as a single residential property and not to be used for business purposes other than a home office.

The sellers will retain the mature boundary against their adjoining property.

Services

Mains Electric, Gas and Water close by. New Private drainage

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours
Michael Challacombe 07970

