

Rural Building Site, Vineyard, Over 6 Acres.

Building Site, Vineyard Summermoor, Hearson, Swimbridge, EX32 0QH

Offers In The Region Of

£475,000

- Stunning Southerly Setting
- Reverse Level
- Open Plan Living Room
- Ovber 6 Acres
- Site for New Home
- 4 Bedrooms, 3 Bath/Shower Room
- Mature Vines
- About 185 Sq M.
- Utily/Plant Room
- Gorse Slope, Small Quarry

Looking to sell? Let us
value your property
for free!

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.



Overview

Set within over 6 acres of its own land, the whole enjoying a stunning peaceful southerly location, having lovely far reaching views over typical rolling North Devon countryside, above a small scattering of individual homes in the rural hamlet at Hearson, just south of Coddan Hill, and within 2 to 4 miles of the popular villages of Landkey, Swimbridge, Bishops Tawton and Chittlehampton, all with primary schools, popular and busy village inns and ancient parish churches.

Barnstaple the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and on the edge of the town the Portmore Golf Course.

The glorious North Devon countryside and adjoining dramatic coastline, which is acknowledged to be amongst the finest in the country, ranging from the high wild cliffs and plunging valleys of the Exmoor National Park, to the world-renowned surfing beaches of Croyde, Saunton and Woolacombe and sailing and boating at Instow and Appledore. Fishing can be enjoyed on the Rivers Taw and Torridge, or inland at Stafford Moor fishery and various reservoirs. There are many golf courses in the area, notable Saunton and Westward Ho! and private schools including West Buckland, Blundell's at Tiverton and Shebbear.

The area is readily accessed from out of the South West by Junction 27 on the M5 and then the A361 North Devon Link Road. Barnstaple is the nearest train station connecting by sprinter train to Exeter with Tiverton Parkway, at junction 27 on the M5, from where there are regular mainline services to London (Paddington) in just over 2 hours.

Services
Borehole Water, Cesspit drainage, Current solar panels

Council Tax band
n/a

EPC Rating
n/a

Tenure
Freehold

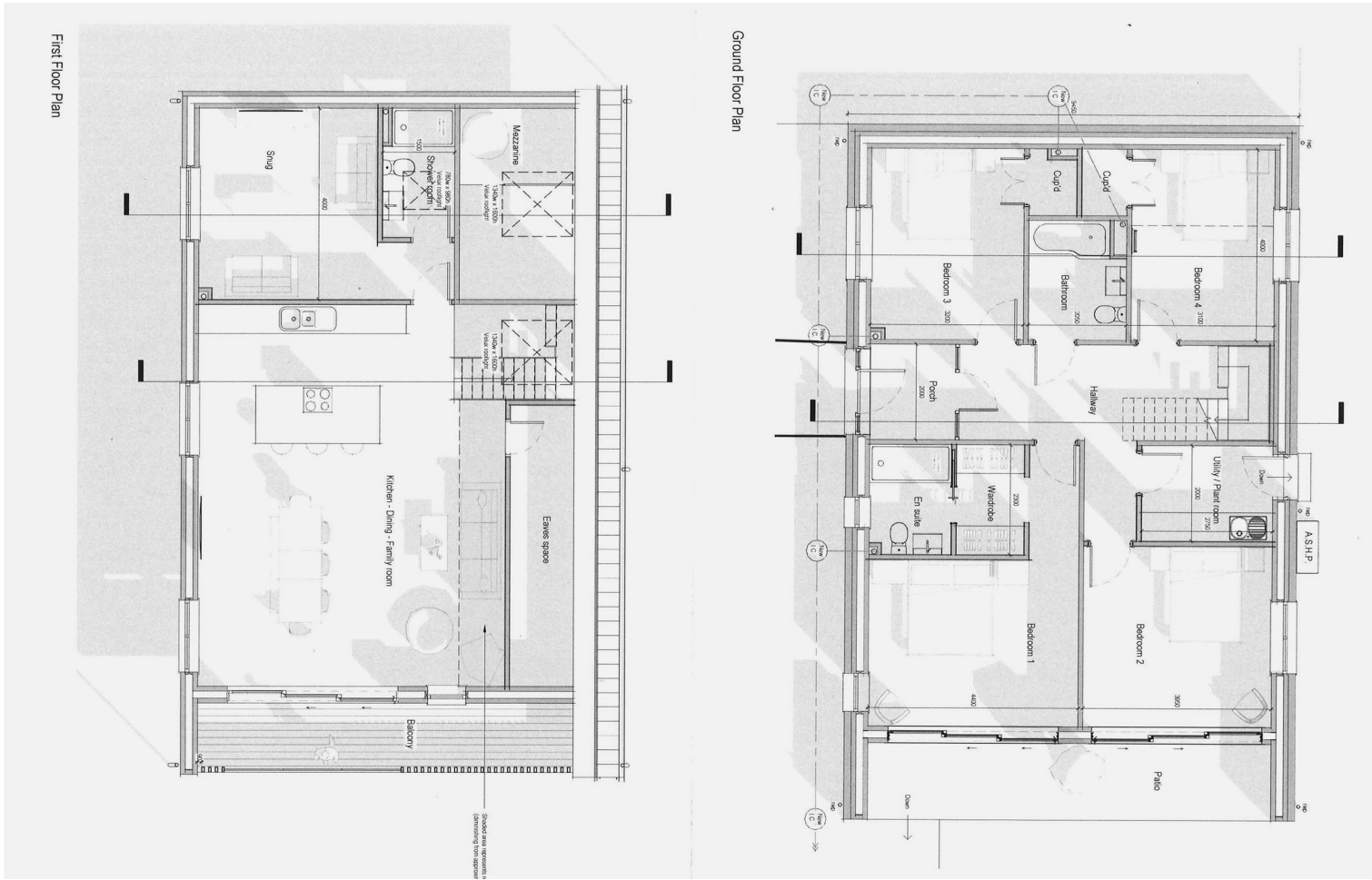
Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204



Outside

Planning consent has been granted by North Devon planners on the 29th January 2025 for the demolition of the existing agricultural (green) barn and allows for the erection of a new architect designed reverse accommodation family home, 4 bedroom, 3 bathroom of around 185 square metres on two floors.

The sale includes 2 areas of mature vines, a small former quarry with fire pit used for barbecues, and which would make a stunning rockery and this runs into a lightly wooded hillside where there is some gorse.



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- If current planning is adopted**
- Reverse Level Accomodation**
- Master Bedroom**
- En Suite Shower Room**
- Bedroom 2**
- Bedroom 3**
- Bedroom 4**
- Family Bathroom**
- Open Plan Living Room**
- Snug**
- Shower Room**
- Utility/Plant Room**