

Outstanding Rural Building Site

Rural Building Site, Larkrise, West Down, Devon, EX34 8NF

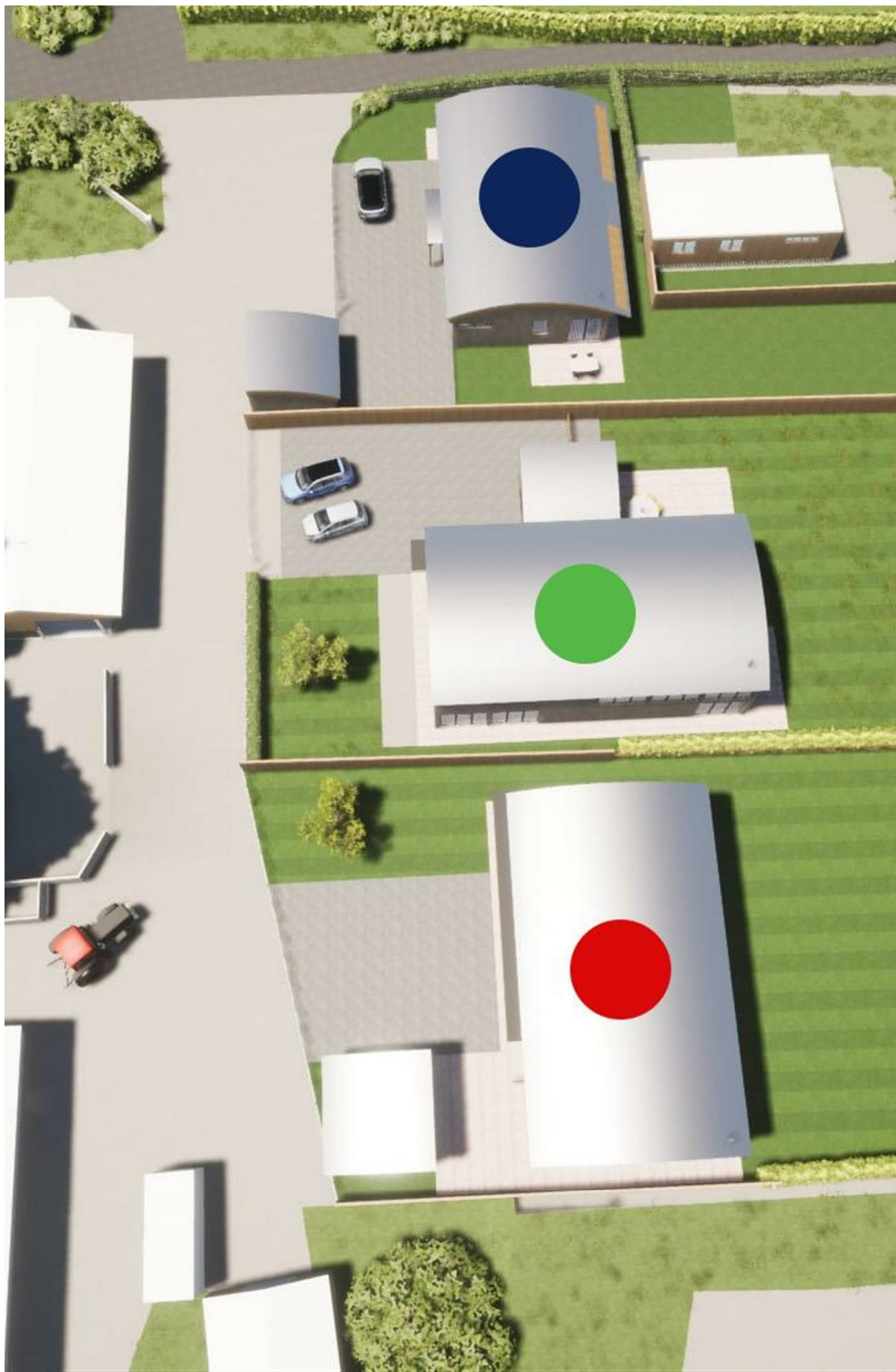
Offers In The Region Of

£450,000



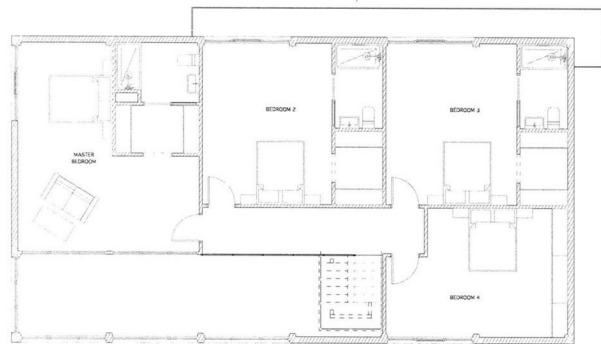
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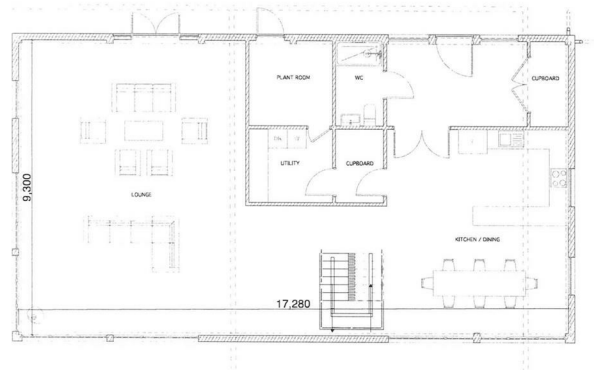


Outstanding Rural Building Site for 300 sq.m. New Architect Designed Home.

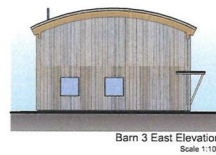
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First Floor
Scale 1:50



Ground Floor
Scale 1:50



Barn 3 East Elevation
Scale 1:100



Barn 3 North Elevation
Scale 1:100



Barn 3 West Elevation
Scale 1:100



Barn 3 South Elevation
Scale 1:100



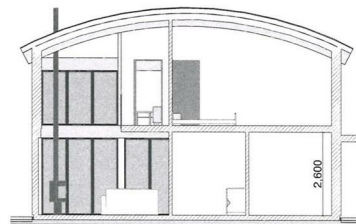
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Client
Mr & Mrs Batstone

Project
Barn Conversion
& Alterations at
West Hill Farm,
West Down,
Ilfracombe,
North Devon,
EX34 8NF

Drawn by
Barn 3 Proposed

Project	Planning
Date	20.11.23
Drawn	TW
Check	TC
Scale	1:100 & 1:50 (B&A)
Drawn	22060 / P1



S-BB
Scale 1:50

An unparalleled opportunity to acquire a recently approved grand design style building site, one of 3 individual sites, each with far reaching rural views primarily to the south over open countryside down to the confluence of the Rivers Taw and Torridge between Barnstaple and Bideford, and to the southwest to Clovelly and Hartland. The site is a short drive from the dramatic coastline that runs from Saunton to the south through Croyde, Putsborough and on to Woolacombe with world class surfing, coasteering, hang gliding and of course walking along the beautiful southwest coastal path and taking advantage of the many cafes and inns on route.

Consent is granted for 3 large architect designed new homes, 2 around 300 square meters together with south facing garden, private parking and being within a mile of the village of West Down with its popular inn, well regarded village school and community village shop with a wider choice of facilities at Braunton about 4 miles to the south.

The nearest sandy beach is Woolacombe, just under 4 miles away, and recognised as one of the best in the country. It has been voted amongst the best top 20 beaches in the world. It offers a superb expanse of sandy beach, ideal for surfing. The beach merges with Putsborough Sands to the south. Ilfracombe town is to the north, offers golf course, the award winning Landmark Theatre, Damien Hirsts' 'Verity', close to the harbour. There is a good range of shops and stores, primary and secondary schooling. Braunton is to the south and offers further amenities, whilst Barnstaple, the regional centre of North Devon, is just under 11 miles away. Here there are further amenities including covered shopping at Green Lanes, out of town shopping at Roundswell and a brand new tennis school and leisure centre.

At Barnstaple there is access on to the A361 /North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, where there is also the Parkway Rail station.

DETAILS

This outstanding individual site comprises a consent for the construction of 3 individual architect design houses, 2 of around 300 square metres, the 3rd smaller.

Once developed, the homes will have far-reaching views to the south.

The sites are on land that was an organic dairy farm until recently when planning consent was granted for the removal of the modern portal frame buildings that formed the farm and for the construction of three new individual dwellings.

THE FARM BUILDINGS HAVE BEEN REMOVED FROM THE SITE ALTHOUGH GOOGLE MAPS, WHAT3WORDS AND OTHER MAPS MAY NOT HAVE BEEN UPDATED TO REFLECT THIS AS YET.

The owners live in a bungalow to the north side of the site, screened by a devon bank with mature trees. Barns 1 and 4 on the plan are retained for storage and non-livestock use with 80 acres of grazed land adjoining. On a slope to the south west, are solar panels which are below the views from these new homes.

Planning consent was granted by North Devon Council under application number 78558 on the 4th October 2024 for the demolition and removal of the range of farm buildings and the erection of 3 new build homes. An application number 79553 approved 17th January 2025 discharged some of the conditions. Full details of the planning is on the Council website or available from the agents.

Services, mains gas, mains water, mains electricity all on the sellers land and buyers will have access.

VIEWING

By appointment through our

Phillips, Smith & Dunn Barnstaple office-
01271 327878



Larkrise

Otherwise known as Barn/Site 3 and marked with RED spot on the photos for identification

The most private of the 3 sites with views south and west. The new build is to be on two floors and some may choose to go for reverse level accommodation to enhance the views. In all it extends to around 300 sq m. and has the following accommodation

Spacious Entrance Hall

Deep Spacious Cupboard

Cloakroom

Double Aspect Kitchen/Dining Room

Walk Through Cupboard to

Utility Room and then

Plant Room

Superb Double Aspect Lounge

Staircase to First Floor

Between the Lounge and Dining Room



Landing

Master Bedroom 1

Walk In Wardrobe

EnSuite Bathroom

Double Bedroom 2

Walk in Wardrobe

EnSuite Bathroom

Double Bedroom 3

EnSuite Shower Room

Bedroom 4

To The Rear
Off road parking and a

Garage

To The South Front
Large level south facing garden area

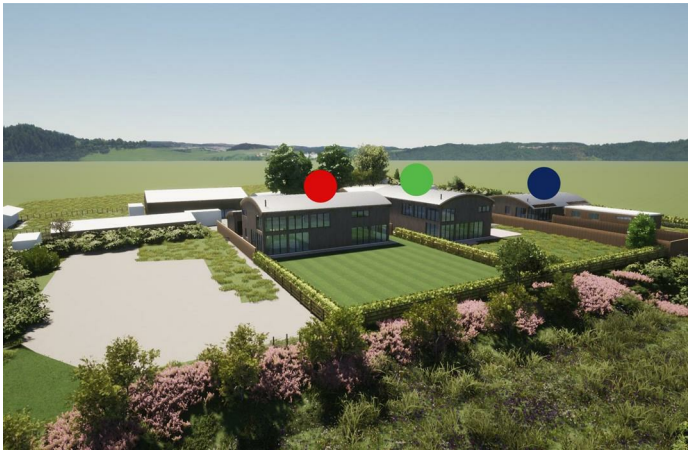
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Linnets
Otherwise known as Barn/Site 5 and marked with a GREEN spot on the photos for identification

Bottle Tops
Otherwise known as Barn/Site 6 and marked with a BLUE spot on the photos for identification

Curdsanway
Barn 7 and already converted



Sunrise and sunset certainly a great feature of this site.



DIRECTIONS

Approaching Braunton on the A361 as though from Barnstaple, at the traffic lights in the village centre proceed through and on towards Ilfracombe. Travel for about 4 miles, passing through Knowle and after a few miles you will pass by Stowford Leisure services to the left of the road. Just after you will rise up the slope at Dean where halfway up the hill turn right into West Down. Proceed into the village of West Down and at the first junction turn right and drop down the hill into the village square where you turn right and after 100 yards you will come to the village school. Turn left immediately before the school and proceed up the country lane for just over a half mile and as you crest the hill and see the far-reaching views the property is to the right hand side of the road. Using what3words free app for mobiles use the words [///reforming.tearfully.downsize](https://www.what3words.com/#!/reforming.tearfully.downsize)



VIEWING

**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204**



