



## Rural Building Site, Option on 2 Acre Paddock

Stunning Site at, Larkrise, West Down, Devon, EX34 8NF

**£395,000**

- Stunning Opportunity to Develop
- Grand Design Style Home
- For 300 Sq m. House
- 4 Bedrooms, 3 En Suite
- Family Bathroom, Garage
- Open Plan Living Room
- Superb Far Reaching Views to Coast
- Site Has Been Cleared
- Option on 2 Acre Paddock
- Option also on Store Shed

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## Directions

Approaching Branton 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

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





## Overview

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.

The site is 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.

## Services

Main gas, electric and water available.

## 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

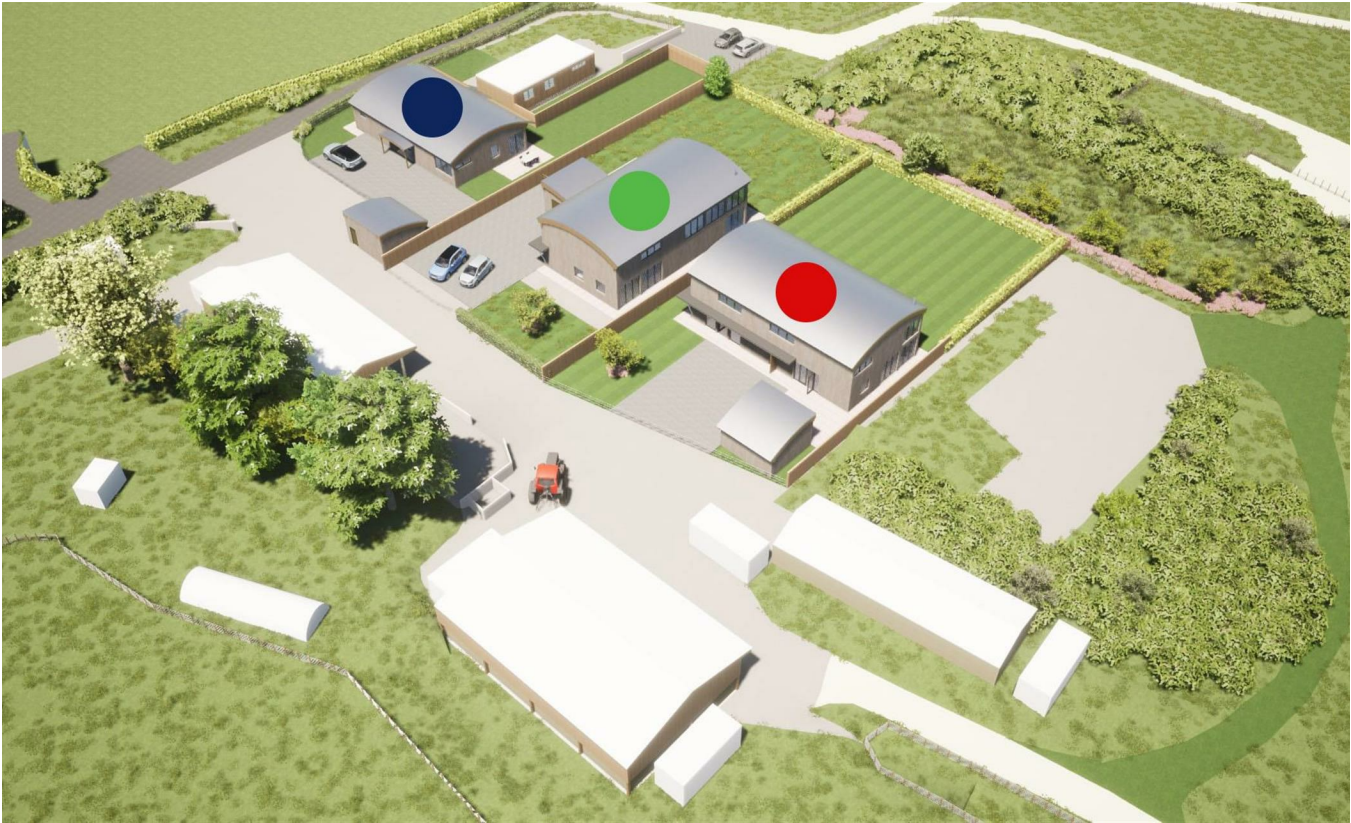


## Outside

This outstanding individual site comprises a consent for the construction of an individual architect designed home of around 300 square metres, Currently the plans show 4 double bedrooms, 3 bath/shower rooms on the first floor. Entrance Hall, cloakroom, utility room and plant room also a triple aspect lounge , kitchen/diner. Some may wish to reverse the accomodation to maybe enhance the views.

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 OLD 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.

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.



## Room list:

Larkrise

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

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

Garage and Gardens

Options