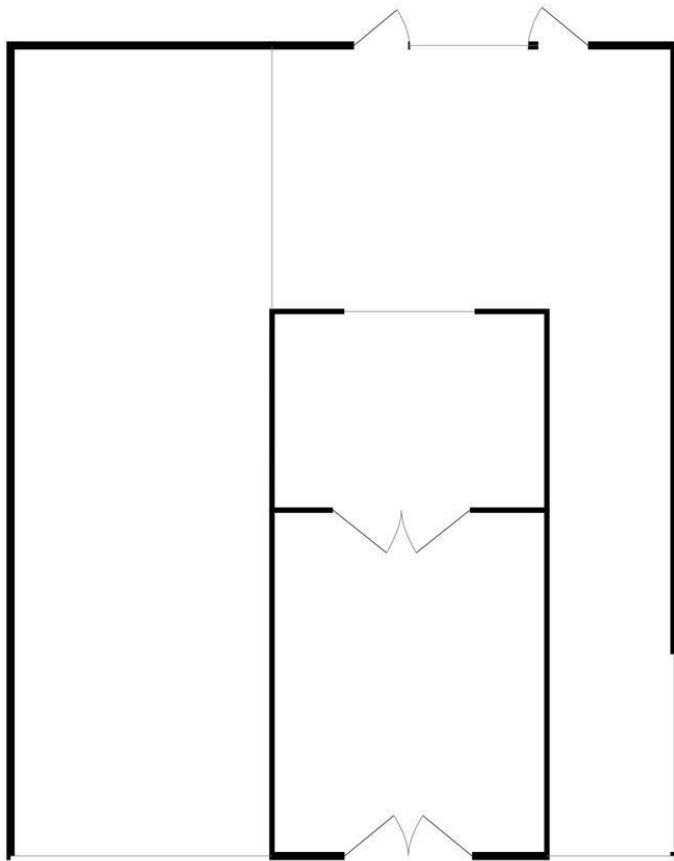


GROUND FLOOR
2854 sq.ft. (265.1 sq.m.) approx.



TOTAL FLOOR AREA: 2854 sq ft. (265.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



BARN FOR CONVERSION

Barn @ Bulkworthy, Putford, Holsworthy, EX22 7UP

Offers In Excess Of

£175,000

- Barn For Conversion
- Rural Location
- Mature Garden Plot Approaching 1/2 acre
- Additional Land Up To 2.5 Acres By Negotiation
- Open Rural Views Over Undulating Countryside
- Services Readily Available Nearby

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

Directions

From Bideford head out of the town in a westerly direction as though travelling to Torrington. At Landcross turn right to Holsworthy. Proceed along this road, do not turn off, until you reach Stibb Cross, where you turn right. Continue along the road, passing the turning to Newton St Petrock on your left, where shortly thereafter at Downmoor Cross turn right. Proceed to Doves Cross where you turn left, and proceed into Bulkworthy passing the church on your right. Continue through a 'S' bend after which Church Park is located on your right hand side, easily identifiable.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

- Proposed Accommodation is to be**
- Entrance Porch and Hall**
- Lounge/Diner**
- Kitchen**
- Utility and Pantry**
- Cloakroom**
- Master Bedroom with En-Suite**
- Bedroom 2**
- Bedroom 3**
- Bedroom4/Study**
- Family Bathroom**

Overview

For sale by Informal Tender (unless sold prior) on Friday 29th November at 12 noon, is this rare opportunity to obtain a detached barn approaching 3000 sq ft, with current planning consent for conversion to a luxurious 3/4 bed roomed single storey dwelling, set in a plot approaching 1/2 acre, with up to an additional 2.5 acres available by separate negotiation, if so required.

Planning consent was granted by Torridge District Council under application number 1/0528/2024/FUL (please note in full the details of the approved plans available via the Torridge District Council website) with a decision dated 9th August 2024, for the conversion of the existing timber barn structure, to a spacious and luxurious well designed and well appointed west facing single storey dwelling, which will enjoy open rural views over the surrounding countryside.

This exciting project provides an opportunity for the successful purchaser to construct a dwelling to their own exacting finishes, with the finished property providing a superb high quality country residence, in a delightful and accessible rural setting.

ALL TENDER BIDS MUST BE SUBMITTED ON A RELEVANT TENDER DOCUMENT AVAILABLE ON REQUEST FROM THE SELLING AGENTS

Services - Mains electricity and water available. Drainage will be to a private system

Council Tax Band - N/A

EPC Rating - N/A

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

The existing barn is set within the mature gardens of the neighbouring property, adjoining open countryside, and with superb views thereover. The current consent provides for ample off road parking for the new dwelling, within the determined garden area. There will be ample space for the erection of a garage if so required, subject to obtaining the relevant planning consent.

Bulkworthy is a rural hamlet, nestling amongst North Devon's undulating countryside. Within easy reach are the towns of Holsworthy, Great Torrington and Bideford, all housing a good selection of amenities. With Barnstaple, the Regional Centre of North Devon, housing the areas main shopping, business and commercial venues, being approximately 30 minutes driving distance away, with Exeter, Devons capital city, also within easy reach, accessed by the nearby A30.

The coastlines of North Devon and North Cornwall are close to hand, with rocky rugged outcrops, and an excellent range of safe and sandy beaches.

