



TOTAL FLOOR AREA: 2691 sq.ft. (250.0 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.  
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## For Residential Development

Former Green Dragon Inn Fore Street, Langtree, Torrington, EX38 8NG

- Residential Development Opportunity
- Former Commercial Property
- Consent to convert to 2 residential units
- 1 x 3 bedroomed house
- 1 x 4 bedroomed house
- Each with gardens and parking

Offers In Excess Of  
**£350,000**

## Directions

From Bideford, head in a westerly direction as though to Torrington. Upon entering Torrington, opposite an entrance to Torrington Common on your left, turn right onto the B3227, following the road through Taddiport, and continue onwards to Langtree, Upon entering the village, The Green Dragon is the first property on your left hand side, located opposite the turning for the Community Centre. The car parking area is to the rear.

Looking to sell? Let us  
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for free!

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

**Former Bar Area**  
9.93m x 5.82m (32'7" x 19'1")

**Former Games Room**  
8.53m x 3.78m (28' x 12'5")

**Cellar**

**Ground Floor Kitchen**  
6.71m x 2.31m (22' x 7'7")

**Various WC Facilities**

**Ground Floor Bathroom**  
2.54m x 2.13m (8'4" x 7')

**First Floor Living Room**  
4.39m x 3.73m maximum (14'5" x 12'3" maximum)

**First Floor Kitchen**  
3.00m x 2.97m (9'10" x 9'9")

**First Floor Dining Room**

**Four Double Bedrooms (one en-suite)**

**Separate WC**

**Additional First Floor Lounge**  
3.00m x 2.97m (9'10" x 9'9")

## Outside

Externally to the property is a parking area, along with an area which will provide gardens for the 2 converted properties. At present, there is a workshop, 2 storey barn, and a log store - however if the current planning consent is implemented, these are shown to be demolished. The premises are located to the edge of the village, adjoining open countryside with views thereover, to the Tors of Dartmoor in the distance.

## Overview

Pleasantly set in this popular Torridgeside village, is this substantial centrally heated and double glazed stone faced 2 storey former commercial premises, which the vendor advises has been recently reroofed, with planning consent granted providing an attractive opportunity to convert to 2 residential properties, 1 x 3 bedrooms, and 1 x 4 bedrooms with gardens and parking. Planning consent was granted by Torridge District Council on 14th August 2020, under application number 1/0330/2019/FUL, for the conversion of the former Green Dragon Public House to two residential properties, along with the erection of 2 detached houses within its grounds. With the houses having already been built, the planning consent for conversion is now deemed extant. Additionally, subject to any required planning consent, the property could be utilised as a substantial single dwelling, with the highly adaptable accommodation being suitable for multi generational living.

Currently the accommodation provides to the ground floor the room layout suited to the functioning of the former public house including a bar area, games room, kitchen, store, cellar etc, whilst to the first floor is the adaptable living accommodation of 4/5 bedrooms, kitchen, and bathroom, as identified on the floor plan for the property.

Langtree is a popular Torridgeside village housing local amenities of a primary school, All Saints Church, and a community centre, with a regular bus service running through the village to the nearby town of Great Torrington, with a good selection of shops, schooling for all ages, and in the opposite direction to the North Devon market town of Holsworthy. Barnstaple, North Devon's Regional Centre, is approximately 30 minutes driving distance away, and houses the areas main shopping business and commercial venues. Exeter, Devons capital city, is also within easy reach.

## Services

Mains Electric Water and drainage available

## Council Tax band

Contact Selling Agent

## EPC Rating

To Be advised

## Tenure

Freehold

## Viewings

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

