

# Land With Planning And Option Of 15 acres

Huntshaw Cross, Yarnscombe, Barnstaple EX31 3NB

Available in 2 Lots

£375,000 -  
£425,000



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# A Highly Unique Opportunity For A Ring Fenced Individual Property

Huntshaw Cross, Yarnscombe, Barnstaple EX31 3NB



An exceptional chance to create your very own Grand Design in the heart of North Devon. This rare opportunity comes with full planning permission to replace an existing agricultural building with a striking, contemporary three-bedroom home, set in around 15 acres of land. Available in 1 or 2 lots with option of land up to 15 acres.

Lot 1 Building plot with 9.20 acres of land that surrounds it with far reaching views and full planning permission with a guide price of £375,000

Lot 2 Building plot with 15 acres of land available as a whole including two parcels of land that adjoin. With a guide price of £425,000.

The proposed property has been thoughtfully designed to combine cutting-edge architecture with the beauty of the surrounding landscape.

Planned as a single-storey L-shaped home of approximately 150m<sup>2</sup>, it features three bedrooms, a home office, and an open-plan living/kitchen/dining space – perfect for modern family life.

Expansive glazing will frame the panoramic views, bringing light and the outdoors directly into the home. The position enjoys open far reaching views with sea glimpses in the far.

For more information regarding the property please don't hesitate to contact the Bideford team. Viewings by prior appointment only with the sole selling land agents Phillips Smith & Dunn.



# DETAILS

Externally, the design embraces a bold, minimalist aesthetic with charred timber cladding, a green roof, and slimline aluminium windows. This not only pays homage to the area's agricultural heritage but also blends subtly into the rolling countryside. A private courtyard garden is cleverly incorporated, providing a sheltered space to relax.

A newly planned 250-metre stone track will lead to the house, offering ample parking and easy access. The surrounding land, approximately 15 acres in all, includes pasture, wildlife habitats and two natural ponds – an idyllic setting for those seeking peace, space and a connection with nature.

The site is superbly positioned between Barnstaple, Bideford and Torrington, offering both seclusion and convenience. Just a short drive away is the village of Yarnscombe, known for its warm community spirit, church and village hall. Nearby, Great Torrington provides shops, schools, a supermarket, Pannier Market and the popular Plough Arts Centre.

For leisure and outdoor pursuits, the Tarka Trail and Torrington Commons offer miles of walking and cycling, while Exmoor and Dartmoor National Parks can be reached within 30 minutes. The sandy beaches of Saunton, Croyde and Woolacombe are also within easy driving distance.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**  
**01237 879797**









Planning

Full planning permission was granted on 22nd August 2024 (Torridge District Council, Ref: 1/0562/2024/FUL) for the demolition of an agricultural building and construction of a three-bedroom single-storey dwelling.

Services

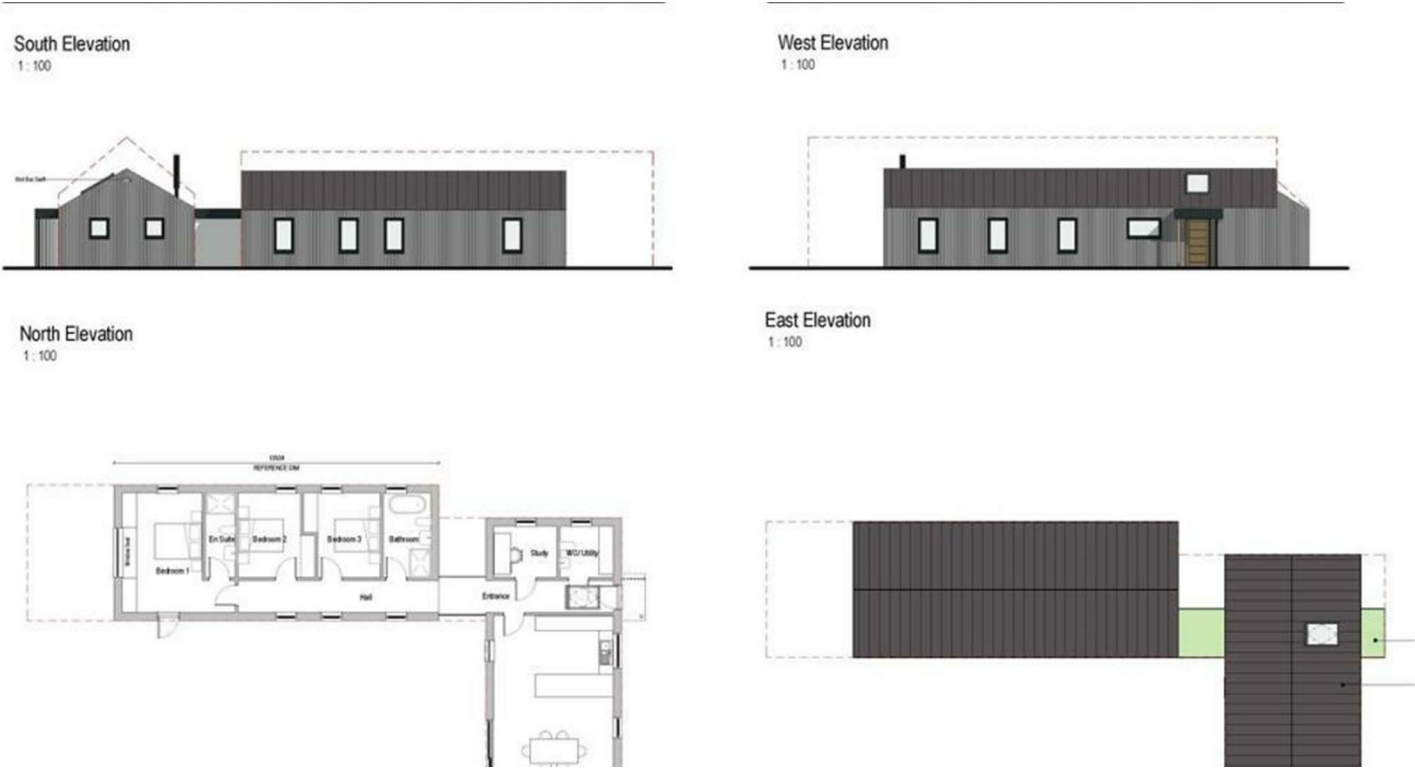
A new private drainage system (septic tank or treatment plant) will need to be installed.  
We understand that mains water and electricity is available nearby.

Additional Information

Freehold  
Torridge District Council  
Property sold subject to existing wayleaves, rights of way and agreements.  
A boundary plan is available for identification purposes.

DIRECTIONS

Heading along the A39 turning off towards Great Torrington follow the B3232 for approximately 3 miles upon reaching a cross roads called Huntshaw Cross. Before the cross roads there is a lay-by (Just after Combe View Farm) which you may pull into and opposite there is a gate to access the land. Using the FREE mobile app What3Words - [///digesting.keep.kindness](https://www.what3words.com/) will bring you to the access gateway.



VIEWING

By appointment through  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Or,  
outside of usual office hours  
contact Edward on  
07772363674









The land app

1:100m scale

Ordnance Survey Map ©

2.12 ac

9.20 ac

3.75 ac

Combe  
View Farm

Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114

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