



PETROCKSTOWE
OFFERS OVER **£100,000**

Fantastic Semi-Rural Bungalow Plot

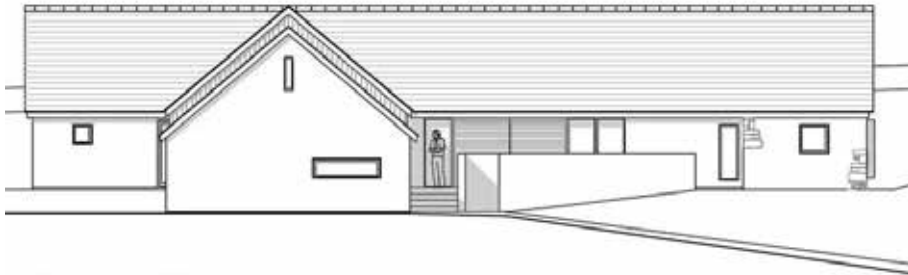
 4 Bedrooms

 4 Bathrooms

 2 Reception Rooms

 EPC Rating: N/A

MILLER TOWN & COUNTRY
exp UK



NORTHEAST ELEVATION 1:100



- » 4 Bedroom Detached Bungalow Plot
- » Planning Permission in Place
- » Nearly 2,200 sq ft of Accommodation
- » Approx. 0.6 Acre Plot
- » Countryside Views
- » Edge of Popular Village
- » Close to Outdoor Pursuits

The Property

This site has approval in place to build a large 4 bedroom bungalow, and once completed this property will be one of the most impressive bungalows in the area. With countryside views a plot in the region of 0.6 acre and accommodation space of nearly 2,200 square feet, this is an outstanding opportunity. This property is ideal for those seeking the potential for a luxurious edge of village / semi-rural property set on a single level that does not compromise on accommodation space. The plans call for four double bedrooms, all with en suites, an office, spacious living room, WC and the showpiece kitchen / diner / family room with pantry and separate utility. We envision this property being finished to a high specification and to command superb resale value when complete.



NORTHWEST ELEVATION 1:100



Location

The property is located at the edge of the village of Petrockstowe, which was first mentioned in the Domesday Book of 1086. The village has a strong community centred around the village hall and Community Church. For outdoor enthusiasts, the 180 mile Tarka Trail and Meeth Quarry Nature Reserve are on the doorstep. There is primary schooling available in the nearby village of Merton (2 mi) and town of Hatherleigh (cont)

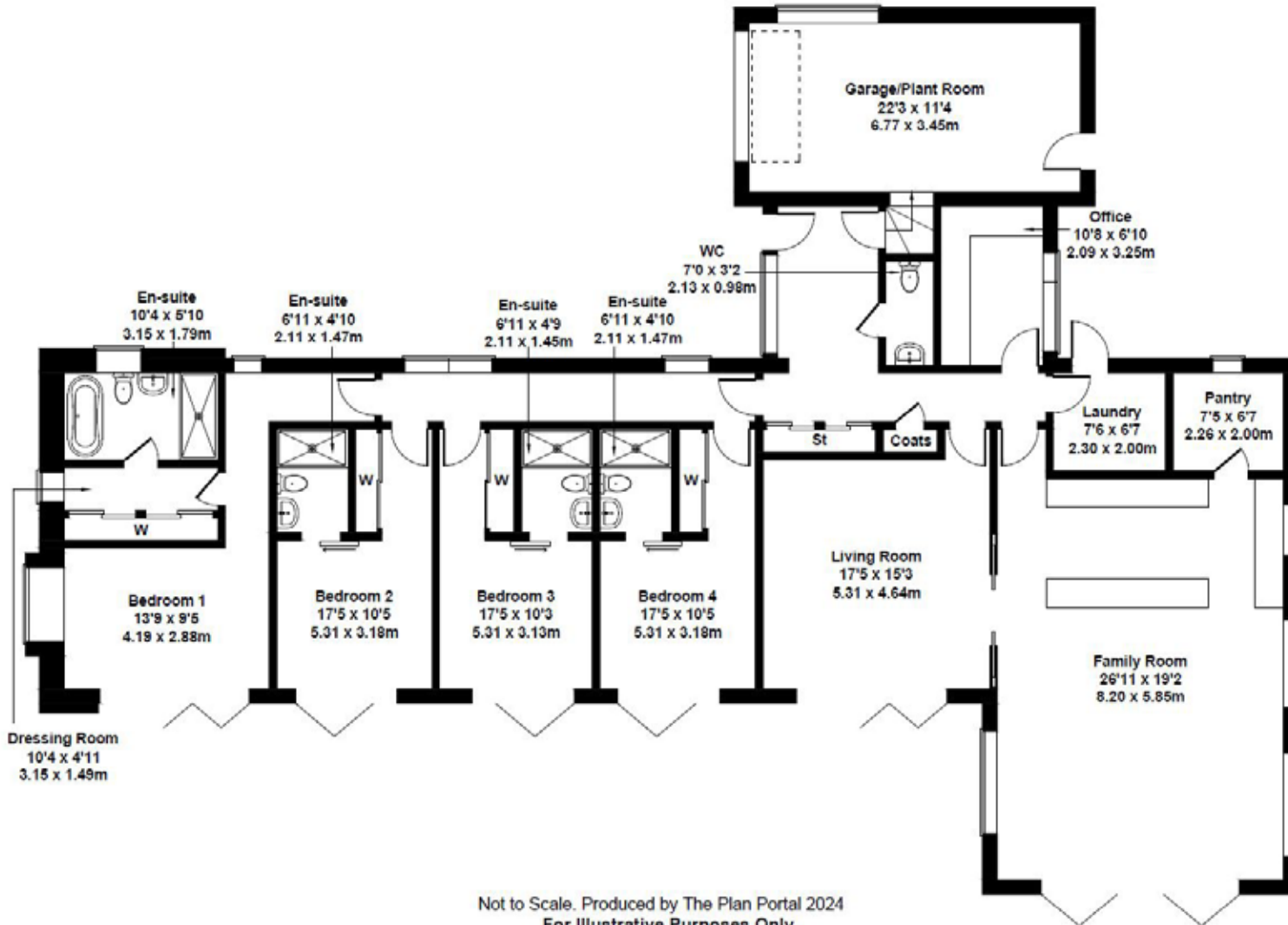
Agents Note: See Torridge District Planning reference numbers I/0946/2020/OUT and I/1161/2022/REM for additional details on the approved building plot. All dimensions are pre-build estimates based on architect's drawings. Some images are CGI's

Services: Mains electricity, water and drainage available nearby

Council Tax Band: N/A

Tenure: Freehold

Approximate Gross Internal Area
2443 sq ft - 227 sq m



Location (cont)

(5 mi), and secondary schooling is available in Great Torrington (9 mi) and Okehampton (11 mi). The ISI 'Excellent' Shebbear College is only 5 miles distant. Hatherleigh offers a Coop, doctors' surgery, cafes, pubs and shops, with both Great Torrington and Okehampton offering a wider range of amenities.

Ground Floor

Kitchen/Family 26'11" x 19'2"

Living Room 17'5" x 15'3"

Laundry 7'6" x 6'7"

Pantry 7'5" x 6'7"

Office 10'8" x 6'10"

WC 7'0" x 3'2"

Bedroom 1 13'9" x 9'5"

En-Suite 10'4" x 5'10"

Bedroom 2 17'5" x 10'5"

En-Suite 6'11" x 4'10"

Bedroom 3 17'5" x 10'3"

En-Suite 6'11" x 4'9"

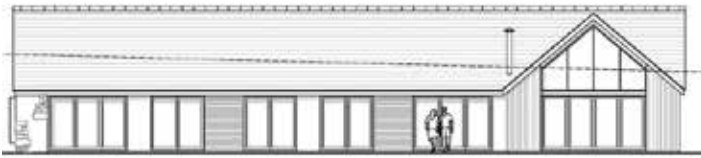
Bedroom 4 17'5" x 10'5"

En-Suite 6'11" x 4'10"

Garage 22'3" x 11'4"

Outside

The property will share an entrance with the neighbouring property, which will then split into separate drives for each. The plans include an attached garage along with driveway parking. The plot is approximately 0.6 acre and is gently sloping pasture at present, and it benefits from outstanding long range views.



SOUTHWEST ELEVATION 1:100



SOUTHEAST ELEVATION 1:100

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