



Building plot at Yarnscombe



# Building plot at

Yarnscombe, Barnstaple, EX31 3NB

Great Torrington 5 miles, Bideford and Barnstaple 8.5 miles

15 acres with planning approved for the erection of a unique and contemporary three-bedroom single story dwelling enjoying fine views.

- 'Grand Design' opportunity
- Proposed accommodation over one floor
- Around 15 acres
- Stunning views
- Good location
- Freehold

Guide Price £450,000

## SITUATION

The building plot is ideally located in between the towns of Barnstaple, Bideford and Torrington yet being surrounded by rolling North Devon countryside. The pretty Devonshire village of Yarnscombe which is a short drive away is known for its friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church and mobile library. There are a number of nearby pleasant walks to enjoy over the surrounding North Devon countryside and it is situated within easy driving distance of the coast. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Slough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.



## DESCRIPTION

A wonderful opportunity to purchase approximately 15 acres with planning approved for the demolition of an agricultural building and erection of a unique and contemporary three-bedroom single story dwelling which will boast stunning countryside views in all directions with Exmoor and Saunton Sands in the distance.

The proposed gross internal floor space of the new dwelling which is in a L formation is around 150m<sup>2</sup>, this would allow for a good-sized 3-bedroom family house on the site, complete with a separate home office to represent current working patterns and an open plan living, kitchen, and dining room to match modern lifestyle trends. The proposal includes the construction of a new 250-metre-long stone track across agricultural fields with access to the house and provided with ample parking from the driveway, leading to the front door.

The design utilises two rectangular forms linked by a single storey glass element with a green roof, creating a private courtyard garden. On the exterior, the proposed dwelling will be finished in a dark charred timber cladding which seeks a monochrome aesthetic to accentuate the contrast between the house and the landscape. The dark silhouette brings its natural surroundings into sharp contrast whilst remaining subtle if viewed from a distance. Large windows and sliding doors connect the house's rooms with their expansive views, providing natural light to the property. The remaining materials compliment the dark cladding of the dwelling and continue taking precedent from the agricultural architecture in the area. With a zinc roof and slimline aluminium windows- maintaining the simple massing of the dwelling.

The location of the new dwelling is secluded, private and is surrounded by its own land which is a haven for wildlife and includes two natural ponds.

Planning permission was achieved under Torridge District Council Planning Reference 1/0562/2024/FUL on 22nd August 2024.

## SERVICES

A new septic tank or sewage treatment plant will need to be installed.

## BOUNDARY PLAN

A boundary plan which is not to scale, is included with these sale particulars for identification purposes only.

## LOCAL AUTHORITY

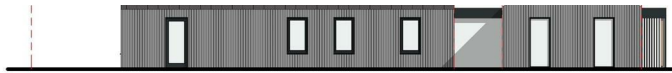
Torridge District Council 01237 428700.

## WAYLEAVES & RIGHTS OF WAY

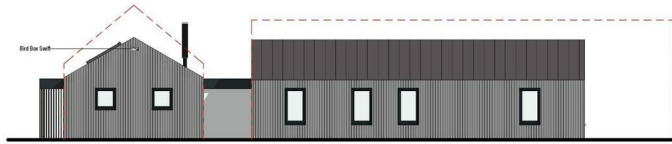
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

## VIEWINGS

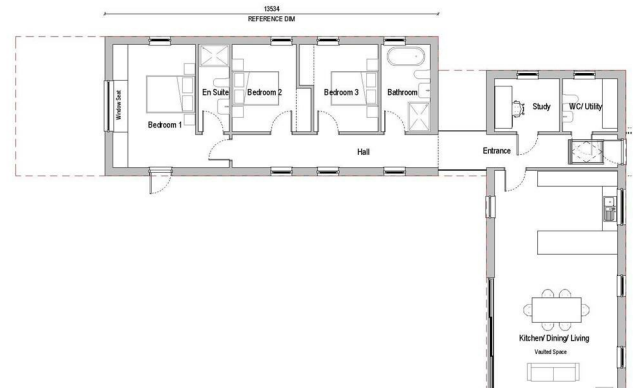
All viewings are strictly by appointment via the selling agent Stags 01237 425030 (bideford@stags.co.uk)



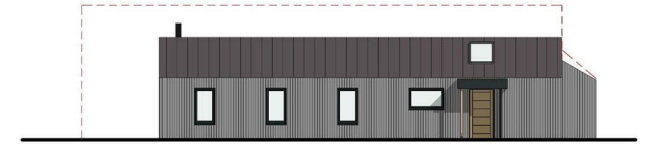
South Elevation  
1 : 100



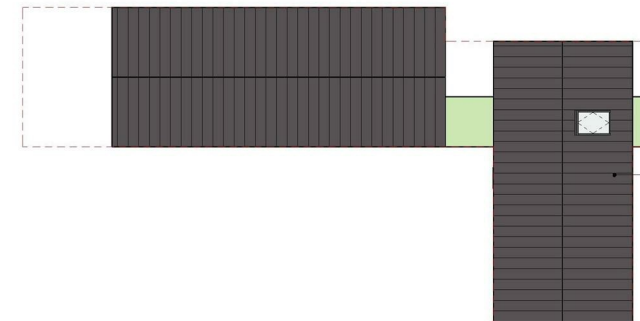
North Elevation  
1 : 100



West Elevation  
1 : 100



East Elevation  
1 : 100



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



4 The Quay, Bideford, Devon,  
EX39 2HW

[bideford@stags.co.uk](mailto:bideford@stags.co.uk)

01237 425030

