



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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Guide Price
£700,000
Freehold

Barnstaple

Devon

EX31 2NX

Fremington Vicarage

An opportunity to acquire a 4 bedroom detached house and barn in large gardens. If required, planning permission has been granted for a further dwelling to be built on the plot, in addition to the main retained dwelling.

The situation...

Fremington Vicarage is located near the heart of the village, there is a primary school close by as well as 2 pubs, shops and the playing fields. The village itself is 3 miles west of Barnstaple on the banks of the River Taw, with the famous Tarka Trail Cycling route alongside. Barnstaple is a busy town with all the usual shopping amenities and the river is within walking distance, plus the beautiful North Devon coastline with several excellent surfing beaches are within easy reach.

The site

The full planning permission detail can be found on The North Devon Council planning portal under reference 72100. The planning is for a 4 bedroom detached house with associated garaging. The property will share an entrance with the existing house, but still stand in a large garden with several mature trees. The sellers have already made a payment to NDC under section 111 of The Local Government Act 1972, towards the mitigation of recreational impacts on the Braunton Burrows Special Area of Conservation.

Proposed design:



West Elevation



East Elevation



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100



Key Points

Local Authority: North Devon Council

Council Tax Band: F

Heating: Gas Central Heating

Services: Mains Water and Drainage

EPC Rating: E

- LARGE MATURE GROUNDS
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- DETACHED GARAGE/BARN WITH POTENTIAL
- PLANNING PERMISSION FOR ANOTHER DETACHED HOUSE
- EASY ACCESS TO BARNSTAPLE AND BIDEFORD
- POTENTIAL FOR 'GRAND DESIGNS' STYLE DEVELOPMENT
- NO ONWARD CHAIN

The Property...

This is a rare opportunity to acquire a new building site with an existing large house for immediate occupation plus the further potential of conversion of the garage/barn, all set in large mature gardens in the village centre.

On entering the property through the porch there is a hallway with an under stairs cupboard. On the ground floor are three separate reception rooms; a living room with fitted bookshelves, a dining room, and a sitting room with an open fireplace and doors that lead out onto the garden. The kitchen is fitted with a stainless steel sink unit, a range of cupboards and worktops, with space for appliances. There is also a utility room with a stainless steel sink unit with cupboards which is where the Myson gas fired boiler is found. On the first floor are four bedrooms, each fitted with built in furniture and central heating radiators. The bathroom is fitted with a white suite of panel bath with Mira shower over, a wash hand basin and a heated towel rail. There is a separate WC also with a wash hand basin.

Surrounding the property are very large and level mature gardens, with a great expanse of lawn and several trees. To the rear of the property is a concrete hardstanding and a detached garage/barn with two up and over doors and a hay loft above. (It should be noted that at present there is a roost of protected bats in the barn building).



Time to find out more...

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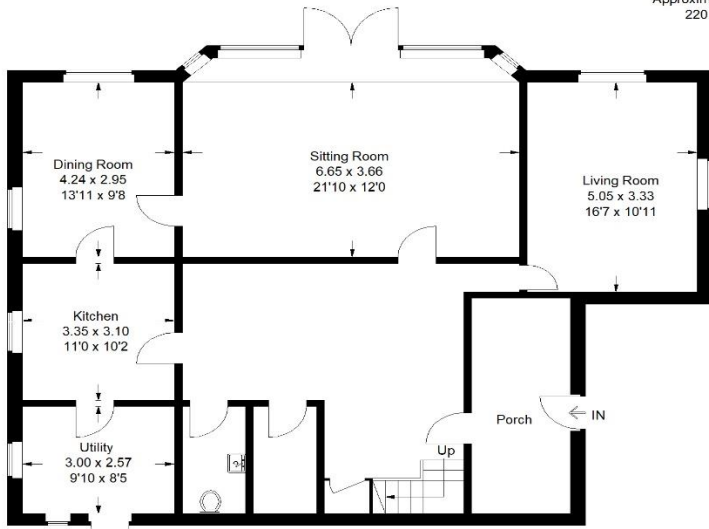


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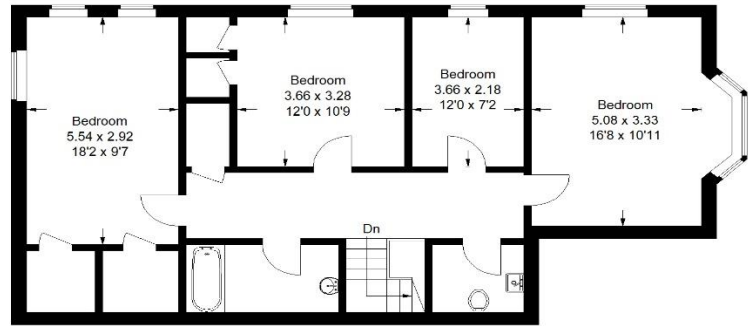
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Fremington

Approximate Gross Internal Area
 220.1 sq m / 2369 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID907505)



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			