



## The Barn at Lodgeworthy Farm , Bridgerule, Holsworthy, EX22 7EH

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An exciting opportunity to purchase a barn for conversion with permission for a spacious 5 bedroom single dwelling.

Bridgerule 0.3 miles - Holsworthy 5.1 miles - Bude 5.9 miles

- Guide Price: £125,000 - £145,000
- Permission for a 5 bedroom detached property
- Planning Ref: 1/1032/2021/FUL
- Edge of village location
- Generous garden
- Parking for multiple vehicles
- Part of a wider farm development
- Freehold

Guide Range £125,000 - £145,000

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## SITUATION

The barn is situated within a substantial farm redevelopment that is already underway, located just a short distance from the popular village of Bridgerule. The village offers a local pub, primary school and community centre. A more comprehensive range of shopping facilities can be found at the thriving market town of Holsworthy is 5.2 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The coastal resort of Bude on the North Cornish coast which is some 5.6 miles distant. At Bude there is a choice of sandy beaches and some magnificent cliff top walks along the South West Coast Path or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13.6 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

## DESCRIPTION

The Barn has permission for change of use to a dwelling under application number: 1/1032/2021/FUL.

A former parlour of traditional steel and block construction with a concrete base. The planning permission offers an exciting opportunity to convert the building into a two-storey, spacious 5 bedroom residence with a large open plan kitchen/living space, utility, 4 en-suites, bathroom and a WC.

Outside the property will benefit from private parking for multiple vehicles and a generous rear garden.

For further information on the planning permission, full details are available on Torridge District Council's Planning Portal.

## AGENTS NOTE

An important condition of the permission is that the property must be completed before the expiration of 3 years from the date of Prior Approval consent being granted.

## SERVICES

We are not aware of any services currently connected. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From the centre of Bridgerule proceed past the Bridge Inn on the left, heading towards Derril and Pyworthy, after a short distance having crossed the river, you will see a drive on your right (identified by a Stags For Sale board), follow this drive and upon reaching the complex on your left. After turning left, the plot is to the far end of the complex.

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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.