



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

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

- 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

Guide Price £225,000

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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. 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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