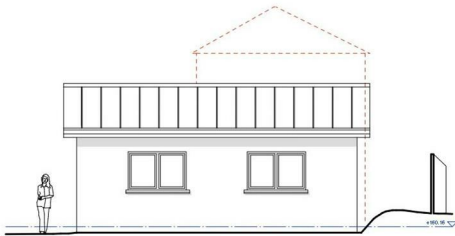




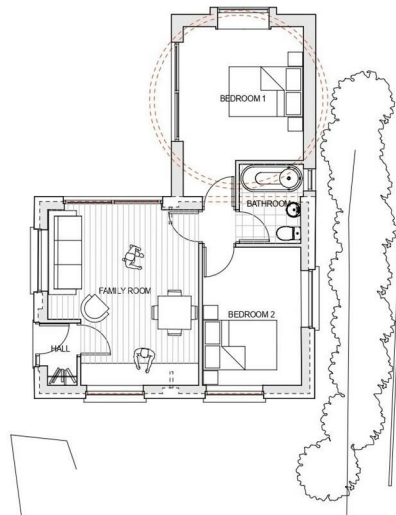
MATERIALS
 ROOF: Metal
 WALLS: Painted Render + Timber Cladding
 WINDOWS: Aluminium
 DOORS: Aluminium



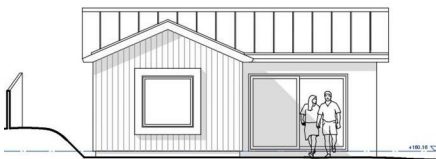
SOUTH ELEVATION 1:100



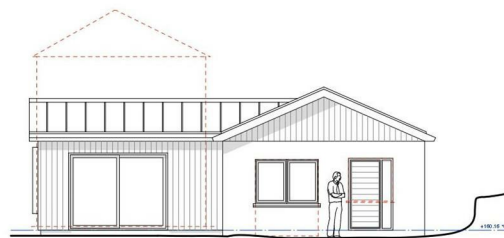
EAST ELEVATION 1:100



FLOOR PLAN 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

<small>CONTRACT DOCUMENTS ARE THE PROPERTY OF GW ARCHITECTS LTD. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF GW ARCHITECTS LTD.</small>			
CLIENT	Mrs CLEAVE		A3
PROJECT	GREAT KNOWLE FARM		
ADDRESS	Derriton Road		
POSTCODE	Pawestry		
COUNTY	Devon		
GRID REF	EX22 6LY		
PROJECT NAME	BARN D CONVERSION TO HOLIDAY UNIT		
PROJECT TYPE	Floor Plan + Elevations		
SCALE	1:100	DATE	January 2022
PROJECT NUMBER	0367 - 12	PHASE	Planning
		REVISION	
GW ARCHITECTS LTD <small>UNIFORM MILL, WHEATSTONE, DEVON EX21 1QJ www.gw-architects.co.uk 01409 281362</small>			

Site at Great Knowle Farm Lot 1



Pyworthy 0.8 miles - Holsworthy 1.4 miles -
Bude 10.3 miles

An exciting development opportunity set within a popular rural position within easy reach of Holsworthy.

- Countryside views
- Development opportunity
- Off road parking
- Conversion of barn into a dwelling
- 1/0045/2022/FUL
- Conversion and extension of barn to form holiday cottage
- 1/0046/2022/FUL
- Freehold

£225,000



SITUATION

An exciting development opportunity set within a popular rural position. The thriving market town of Holsworthy is 1.4 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. A comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 10 miles distant. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs 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 14 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

A site with planning permission to convert two barns into a dwelling and a detached holiday cottage.

Further information on the planning with Torridge district council can be obtained using planning references:

1/0045/2022/FUL and
1/0046/2022/FUL.

We understand from the current owners that private drainage installation and works to the footings of the holiday cottage have been carried to keep the planning live.

Once converted (as per the plans), the property would offer an impressive single storey 4 bedroom detached barn

conversion with an impressive open plan kitchen/living space, further sitting room, office and family bathroom. The property would benefit from a detached single storey 2 bedroom holiday cottage with an open plan kitchen/living space and a bathroom.

SERVICES

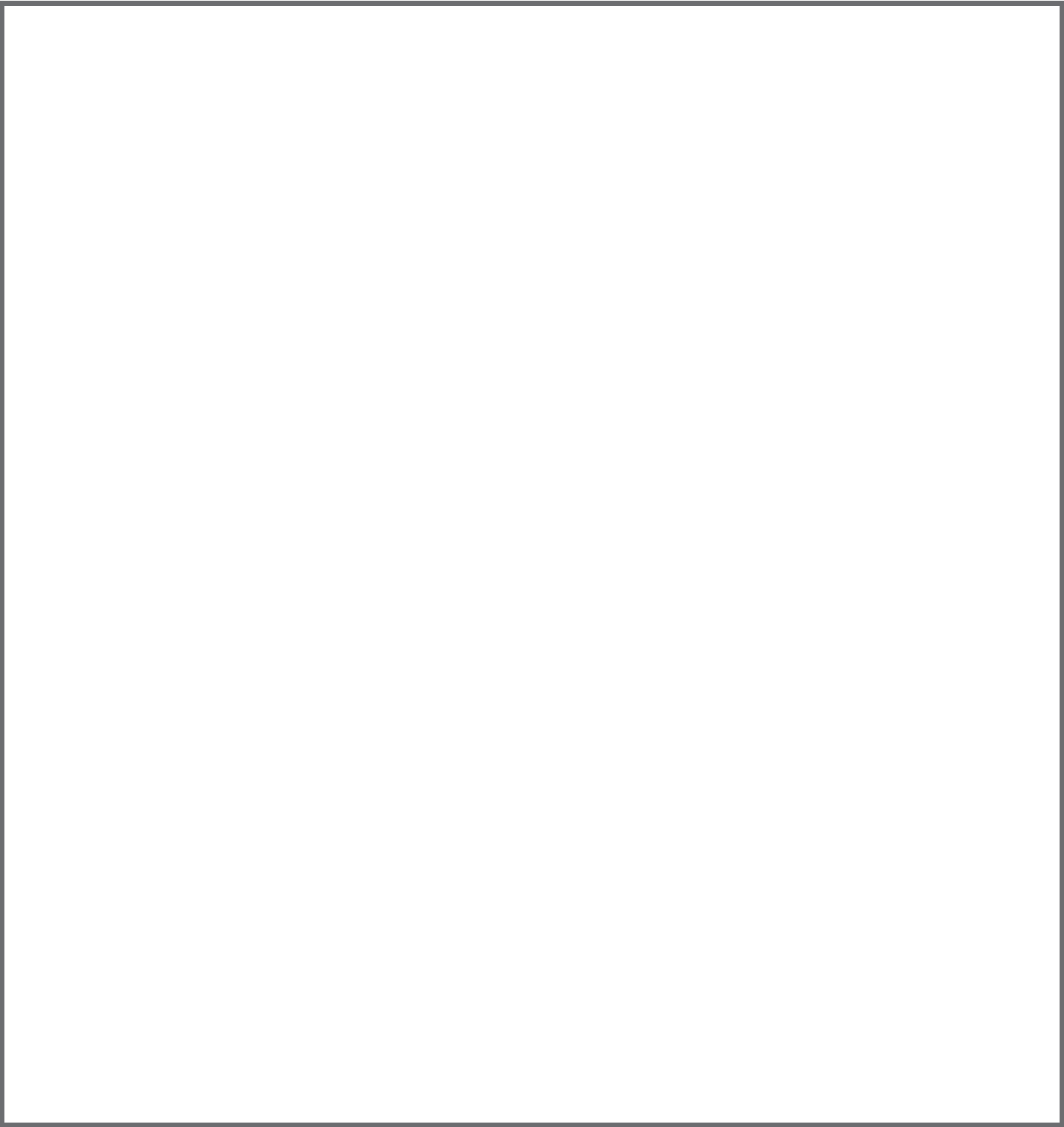
Mains electricity and water, private drainage via a waste treatment system. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

All visits are strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com -
///metro.hardens.signature



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.



Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
1-34			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk