

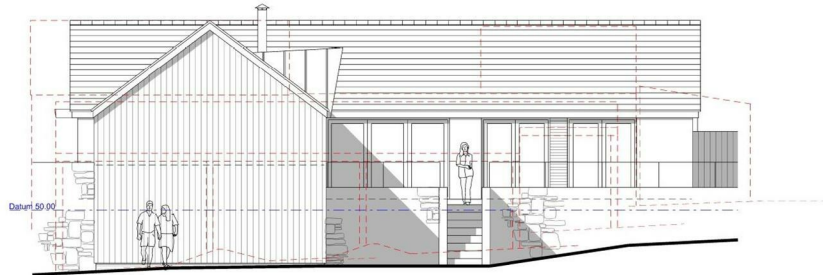
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

MATERIALS
 ROOF: Slate
 WALLS: Painted Render, Stone + Timber Cladding
 DOORS: Aluminium
 WINDOWS: Aluminium



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|---|-----------------------|-------------------|
| CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING. REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT CONSENT FROM GW ARCHITECTS LTD. | | A3 |
| CLIENT Mr MARSH | | |
| PROJECT SYNCOCKS FARM Petrockstowe Okehampton Devon EX20 3HE | | |
| DRAWING TITLE NEW DWELLING House Elevations | | |
| SCALE 1:100 | DATE December 2020 | STAGE Planning |
| JOB AND DRAWING NUMBER 0082 - 03 | | REVISION - |
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Plot adjacent to Syncocks Farm , Petrockstowe,
Okehampton, Devon EX20 3HE

Planning Permission for a 4 bedroom, 3 bathroom, split level residence with gardens, parking and garage in this favoured village edge location.

Hatherleigh 5 Miles, Okehampton 12 Miles, Exeter 36 Miles

- PP For 4 Bedroom Detached Dwelling
- 3 Bathrooms
- Kitchen/Family Room
- Study And Utility Room
- Gardens And Patio
- Double Garage And Parking
- Edge of Village
- Freehold

Guide Price £140,000

01837 659420 | okehampton@stags.co.uk



SITUATION

The plot is situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and there is a well known local inn, together with an excellent village hall. Close by is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

Set nicely on the edge of the village, permission has been granted for the demolition of an existing barn, which is set within the curtilage of Syncocks Farm (a listed building), to be replaced with a new split level dwelling together with detached garage for both new and existing dwellings. Once built, this spacious split level dwelling, will boast an entrance hall, opening to a spacious sitting room, together with four bedrooms (two with en suite facilities), a shower room and study. The lower ground floor will have a large/kitchen family room and utility room. The property will offer many patio/seating areas, which can be accessed via the majority of

rooms. Formal gardens and parking will offer further outside space.

PLANNING CONSENT

Planning documents are available via Torrridge District Council's website, using the planning reference 1/1186/2020/FUL

METHOD OF SALE

The plot is being offered for sale by private treaty.

SERVICES

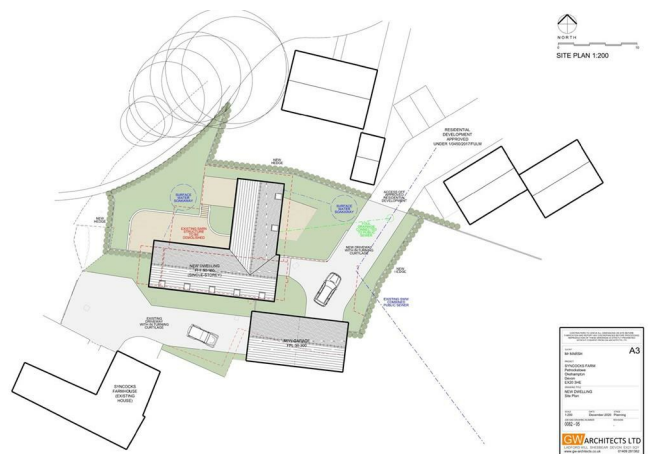
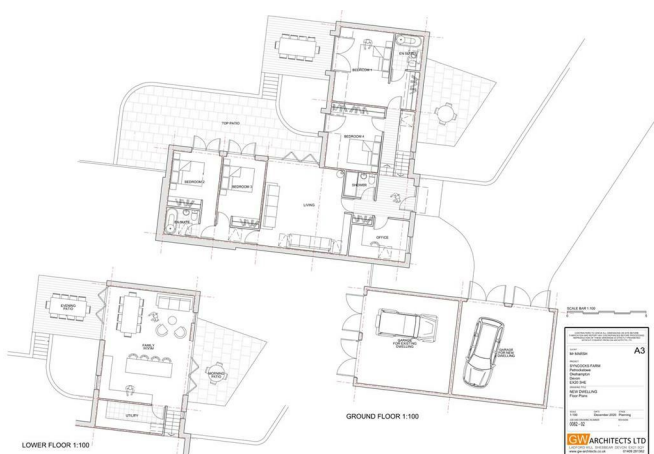
We have been informed that water and electricity are in close proximity to the plot

LOCAL AUTHORITY

Torrridge District Council, Riverbank House, Bideford EX39 2QG. - 01237 428700.

DIRECTIONS

From Okehampton town centre, drive north taking the A386 towards Hatherleigh. Continue on the A386 towards Torrington. Proceed over the Torrington bridge and take a left at the sharp bend signposted Petrockstowe. Continue through Aish Barton into Petrockstowe. As you leave the village, turn right at the crossroads proceed down the hill and the site will be found on the right immediately after Syncocks farmhouse (thatched property) on your right identified by a Stags for sale board.



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