



Development site



Development site, Former Foxhunters Inn & Detached Bungalow

West Down, Ilfracombe, Devon EX34 8NU

Woolacombe & Ilfracombe both about 10 minutes. Barnstaple & Exmoor, both about 20 minutes.

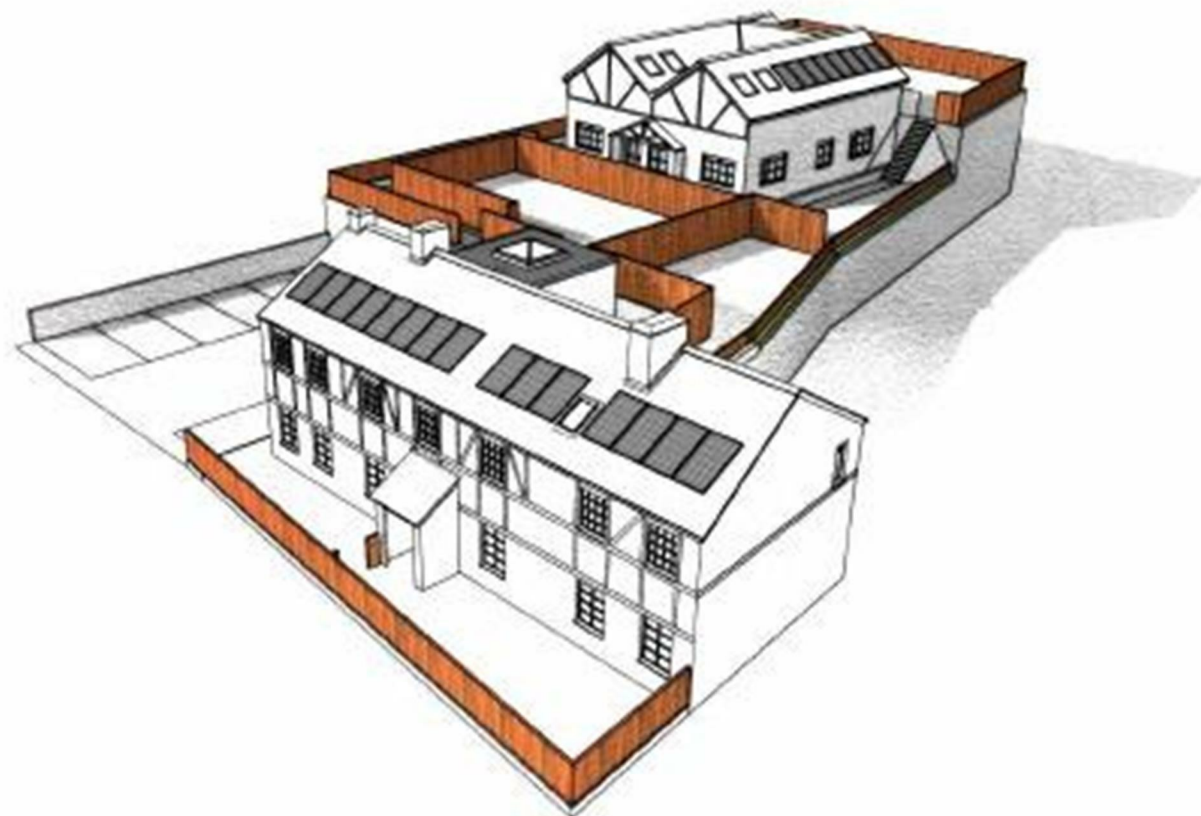
A development site with consent to convert former pub into pair of 3 bed semis and replacement new detached 4 bed house to rear.

- Freehold Development site
- Includes; Conversion of former period pub
- Also New Det. Replacement House
- Private Gardens For All
- Mortgage/Partnership Options Possible
- Consent for 3 Open Market Houses
- Into Pair of 3 Bed Semi detached
- 4 Bedroom Unit
- Allocated Communal Car Parking
- Freehold

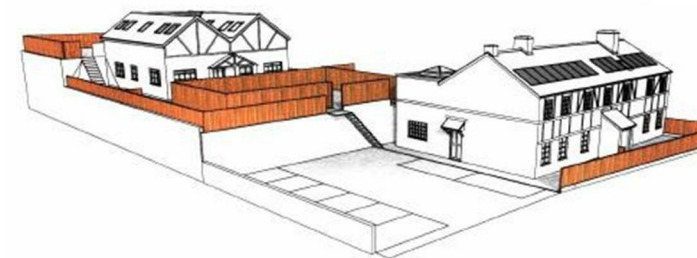
Offers In Excess Of £399,950

SITUATION AND AMENITIES

The site is just off the A361 on the rural outskirts of West Down village, approximately one mile from the village centre which offers parish church, community shop, pub and well renowned primary school. Directly across the road from the site is the Woodpecker Bar and Kitchen which serves light meals. The nearby favoured village of Braunton offers a good range of amenities including primary and secondary schooling, range of shopping facilities, supermarkets and many pubs and restaurants. The sandy surfing beaches of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about 15/20 minutes by car. Ilfracombe, with its quaint harbour, is a similar travelling distance. Barnstaple is about 10 miles and as the regional centre houses the area's main business, commercial, leisure and shopping facilities as well as District hospital, college, Pannier market etc. At Barnstaple there is access to the North Devon Link Road which leads on, in about 45 minutes, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London, Paddington, in just over 2 hours. Exmoor National Park is approximately a 20 minute drive and is famous for its spectacular scenery. The nearest international airports are at Bristol and Exeter. A regular 7 day Bus service stops a few yards away.



Proposed West Elevation



DESCRIPTION

The former Foxhunters Inn is a local landmark on the road from Braunton to the coast at Ilfracombe. This former coaching Inn is reputed to date back originally about 300 years but with roots going back much longer. Trade ceased some years ago and the building has fallen into disrepair in subsequent years. The premises is now ready to have new life breathed into it and with this in mind, the owners have achieved planning consent under planning reference 73569 and 75796 for 'Conversion of the public house into two residential units and to replace the bungalow to the rear with a single detached residential unit'. The right hand unit in the conversion would comprise, on the ground floor; open plan living area and kitchen with separate study. On the first floor; 3 bedrooms and bathroom. The left hand section would also be 2 storey with 3 bedrooms and bathroom on the ground floor and open plan kitchen/dining room and separate living area as well as utility room and WC on the first floor with direct access on to the garden area which is split level. To the rear, the existing bungalow is to be replaced by a 2 storey detached dwelling. On the ground floor this would incorporate; entrance hall, 4 bedrooms and 3 bathrooms (2 en-suite) and on the first floor, with direct access on to the garden; living area and open plan but separate kitchen/dining area and WC. There will be 8 parking spaces between 3 dwellings and each will have their own private outside space. All 3 have consent for open market and can be developed/sold separately. Further detailed drawings etc can be viewed on the North Devon Council planning website using the planning references provided.

SPECIAL NOTE

Although the existing consents exist, it may be possible to utilise the site for a variety of other uses, subject to any necessary change in the planning consents. Material Commencement has not been sought yet so presently the Site comprises a full service public house, restaurant, letting rooms and independent bungalow. It is assumed that Council Tax Bands [formerly Business Rates on the pub] will need to be reviewed.

SERVICES

Separate Mains electricity and water for the two units are extant, the planning permission provides for a new sewage treatment plant between the 3 homes.

SPECIAL NOTE

The vendors may consider working with a purchaser to provide a private mortgage or some development partnership subject to further discussions. Other potential options include to develop and live in the detached unit, renting out the other two, possibly moving into them, one by one, at later dates, which may prove to be tax efficient. Alternatively, all three units could be occupied by parts of the same family, or dual occupation with the third rented out.

DIRECTIONS

Travelling from Braunton to Ilfracombe on the A361 pass through Knowle and eventually the former Foxhunters Inn will be found on the right hand side identified by our for sale board.

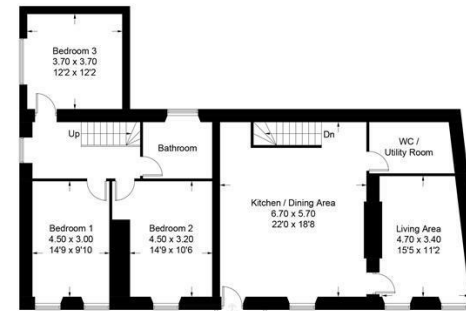
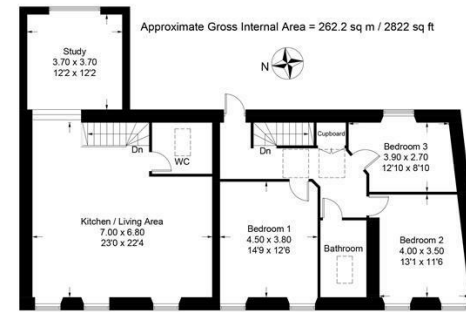
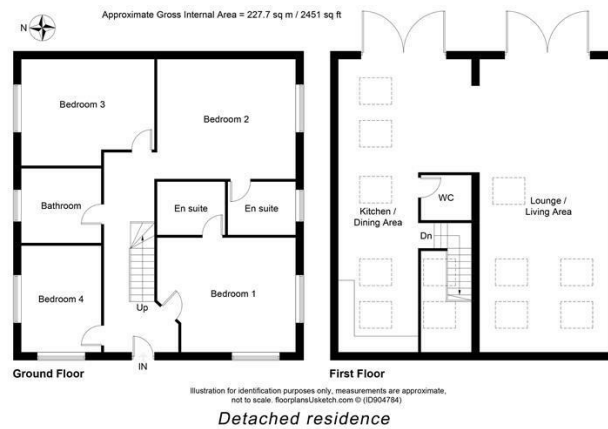
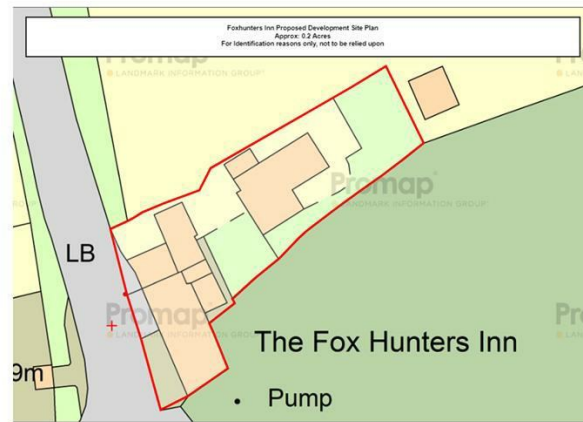
VIEWINGS

Viewing is to be strictly by appointment with the selling agent's Barnstaple Office please, 01271 322833. Anyone going on site should do so at their own risk as there is loose debris and fire damage. Suitable footwear should be worn and no children or animals should go on site. Prospective viewers should be aware that security cameras are in place.



Please note that we have now removed the first floor windows to the front gable wall and therefore, we have eliminated any privacy concerns. The ground floor windows will not be able to see over the boundary fences and therefore, the amenity spaces for dwelling 1 and 2 will be completely private.





Public House conversion



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