



Littabourne Lodge

Littabourne Lodge, Littabourne, Pilton, Barnstaple, Devon, EX31 1PX



Pilton Village, Barnstaple Town & Hospital Walking Distance.

A period stone barn with consent for conversion set in sought after location

- Semi Detached Stone Barn
- Planning Approval for Conversion
- Investment Opportunity
- Proposed Accommodation:
 - Curved Entrance Lobby
 - Open plan Living/Kitchen/Dining Space
 - Mezzanine Bedroom
 - Shower Room
 - Bicycle and Recycling/Bin Storage Area
- Freehold

Guide Price £70,000



SITUATION AND AMENITIES

Situated in the sought after residential area of Pilton, within walking distance of local amenities including Primary and Secondary schools as well as North Devon District Hospital. Barnstaple is the Historic and Regional Centre of North Devon, and houses the area's main business, leisure and shopping venues. From 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. The Famous coastal resorts of Woolacombe, Croyde and Instow are all within easy excess as is Exmoor National Park.

PLANNING PERMISSION

Planning permission was granted under North Devon Council planning reference, 78313 on the 19th June 2024, for conversion of a semi-detached barn building to form 1 dwelling. The proposed accommodation on the ground floor would incorporate a curved entrance lobby with space for bicycle storage, shower room, open plan reception area and kitchen (louge, dining and kitchen zones). Mezzanine Bedroom level. All drawings and supporting documentation for the planning application can be viewed on the North Devon Planning website by entering the planning reference provided.

AGENTS NOTE

Some images in this brochure are computer generated. The landscaping and other aspects may differ.

METHOD OF SALE

Offered for sale by private treaty.

TENURE

The property is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711. (www.northdevon.gov.uk).

VIEWINGS

All viewings are strictly by appointment. Please contact Stags: Tel: 01271 322833. Email: barnstaple@stags.co.uk

SERVICES

Mains services nearby. According to Ofcom Superfast broadband and multiple mobile networks are available nearby.

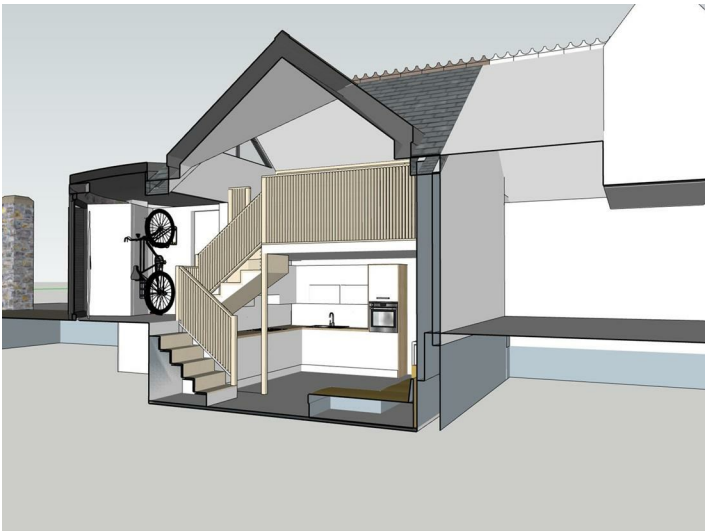
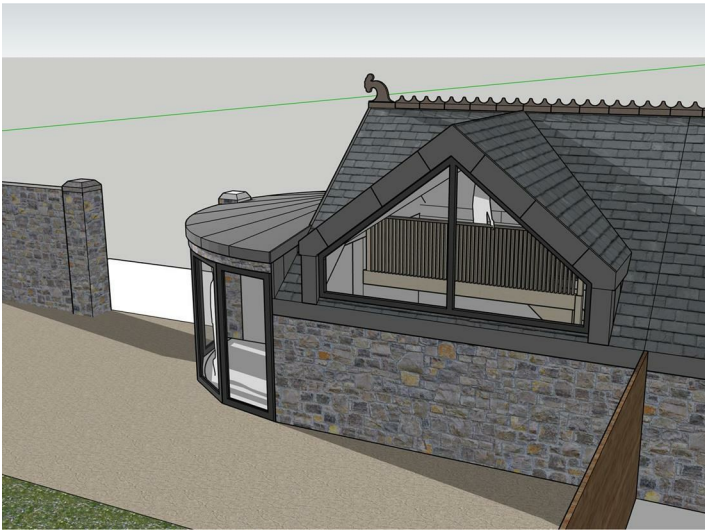
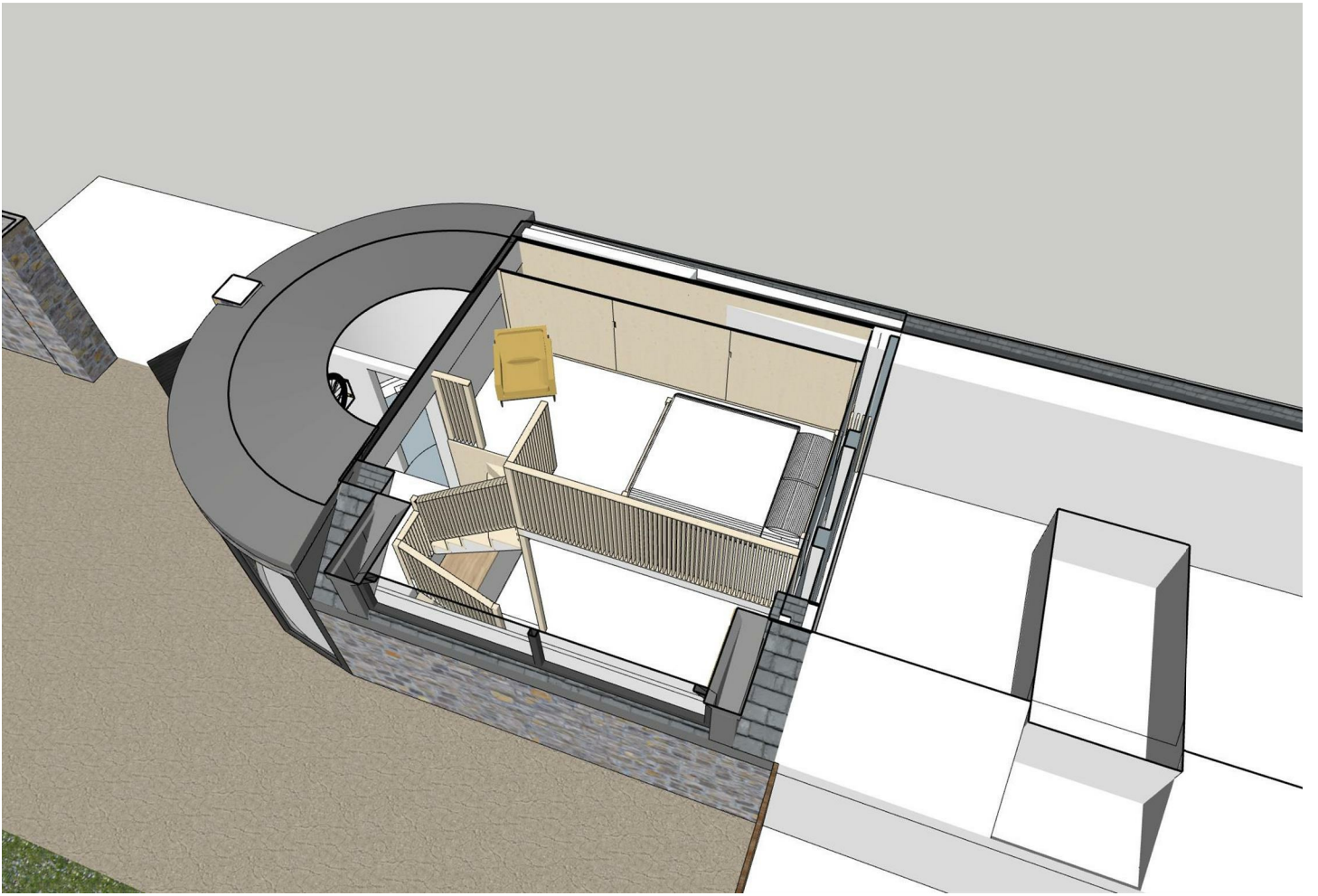
PARKING

On street parking on a first come first serve basis.

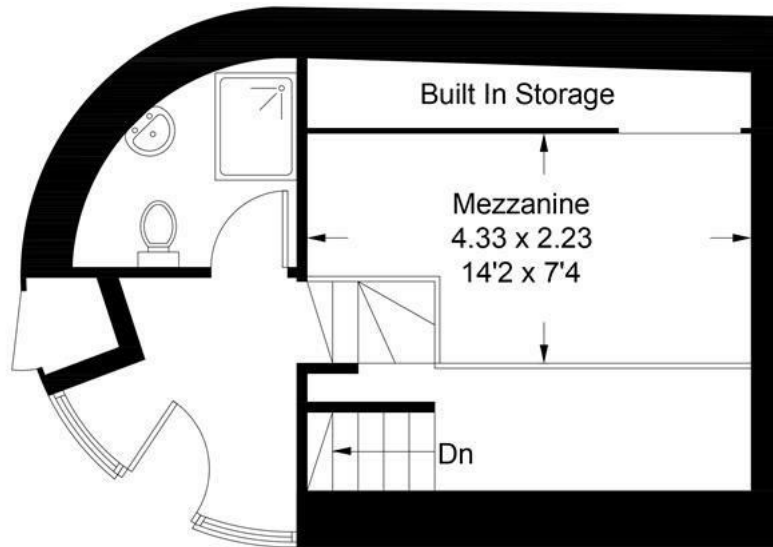
DIRECTIONS

From Barnstaple proceed up Pilton High Street and at the top of the road turn right onto The Rock, continue for about 300m where the barn can be found just after Wordsworth Avenue on the left hand side identified by our for sale board.

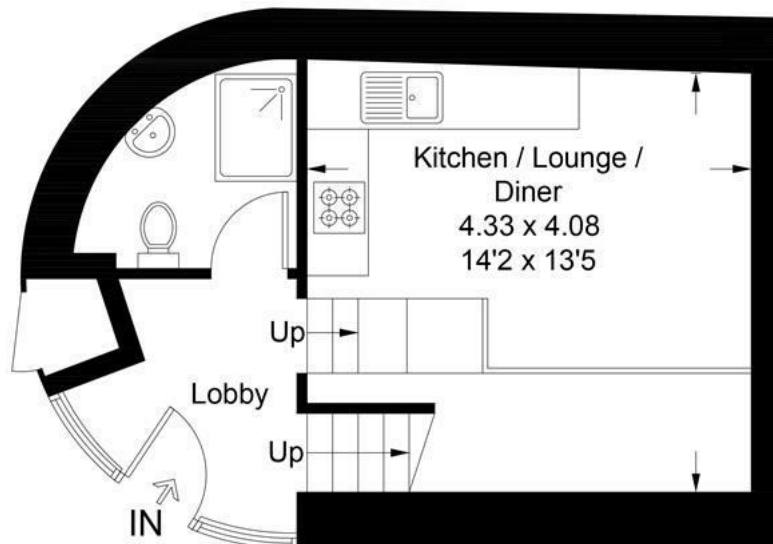
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Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



Proposed Mezzanine



Proposed Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108185)

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.



30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk