

Building Plot

Building Plot Hearson

Swimbridge, Barnstaple, Devon, EX32 0QH

Within easy access of Swimbridge & Landkey villages, Barnstaple, the Link Road, Exmoor & the Coast

A rural building plot with consent for a 4 bedroom residence of approx 1991 sq ft, set in 6.6 acres in beautiful rural surroundings

- PP to replace existing barn
- Reverse Living Home with proposed accommodation;
- Hall, Open plan Reception/Kitchen, Snug
- 4 Bedrooms, 3 Bathrooms, Utility
- Balcony, Ample parking
- 6.6 acres including a vineyard
- Off quiet no through lane
- Delightful views
- No upward chain
- Freehold

Guide Price £475,000

SITUATION & AMENITIES

Off a little used 'no through' country lane, amidst glorious rolling countryside, the site enjoys a private and tranquil rural location, well detached from any other dwelling, yet is within easy reach of world-renowned surfing beaches, Exmoor National Park and excellent amenities at the small market town of South Molton or the regional centre of Barnstaple. The dramatic North Devon coastline is within half an hour's drive, including the sandy surfing beaches of Croyde, Saunton, Putsborough and Woolacombe, or in the opposite direction Instow and Westward Ho!. The dramatic scenery of Exmoor with its heather clad moorlands, steep valleys and combes dissected by rivers and streams, is 10 miles away. A further range of country pursuits are available nearby including; walking, cycling and fishing on the Rivers Taw & Torridge. There is also a fantastic private school at West Buckland and superb choice of golf courses within the area. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as Pannier Market and District Hospital. The area can be accessed from Junction 27 of the M5 Motorway and along the A361 North Devon Link Road which leads on to the A39 Atlantic Highway. The nearest train station is located at Barnstaple, which connects to Exeter and from there and Tiverton parkway, there are regular mainline rail services to London (Paddington).







PLANNING PERMISSION

Planning was granted by North Devon Council on 26th March, 2025, under planning reference 79826 for 'Demolition of agricultural building and erection of new building [self build] [fallback position following approval 77139] (amended plans)'. Full details of plans etc. can be viewed on the North Devon Council's planning portal quoting the planning references above for access. The planning consent provides for reverse living accommodation arranged over two storeys, in order that the reception area, and balcony leading off, enjoy the best of the valley views. The proposed accommodation includes; Ground Floor; Entrance Lobby, Entrance Hall, 4 Bedrooms, 2 Bathrooms, Utility/Plant Room. First Floor; Open plan Living/Dining Room/Kitchen, Balcony, Snug/Bedroom 5, Shower Room,

DESCRIPTION

Currently on site and understood to have been built around 2008 is a barn, rectangular and is formed by a steel portal frame on concrete base, comprising four steel stanchions. The barn is approximately 5.25m tall and is clad externally with trapezoidal profile metal sheets, attached to cladding rails. Externally there is a five-bar gated vehicular access from the lane for parking for five/six vehicles adjacent to the barn. Beyond the land is laid to grass with steep bank above mainly laid to former vines and above that is an area of pasture. In all the gardens and grounds amount to approximately 6.679 acres.

SERVICES

Solar panels currently provide electricity. There is a borehole (not for drinking) and cesspit.

DIRECTIONS

From Barnstaple take the A377 Exeter road, pass through the village of Bishops Tawton and as you leave turn left, opposite the garage sign posted Cobbaton and Chittlehampton. Follow this road for around 2 miles and as the road turns a sharp right, continue straight over sign posted 'Hannaford'. At Hearson Cross, continue straight over and the barn/site will be found after 500 yards on the left-hand side.

WHAT3WORDS:///engulfing.relishing.stubbed







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.



STAGS

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Approximate Gross Internal Area = 219.2 sq m / 2359 sq ft

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PROPOSED FLOORPLAN



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007410)