



Blagdon Barn

Ashwater, Beaworthy, Devon, EX21 5DF



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£400,000 Offers in excess of

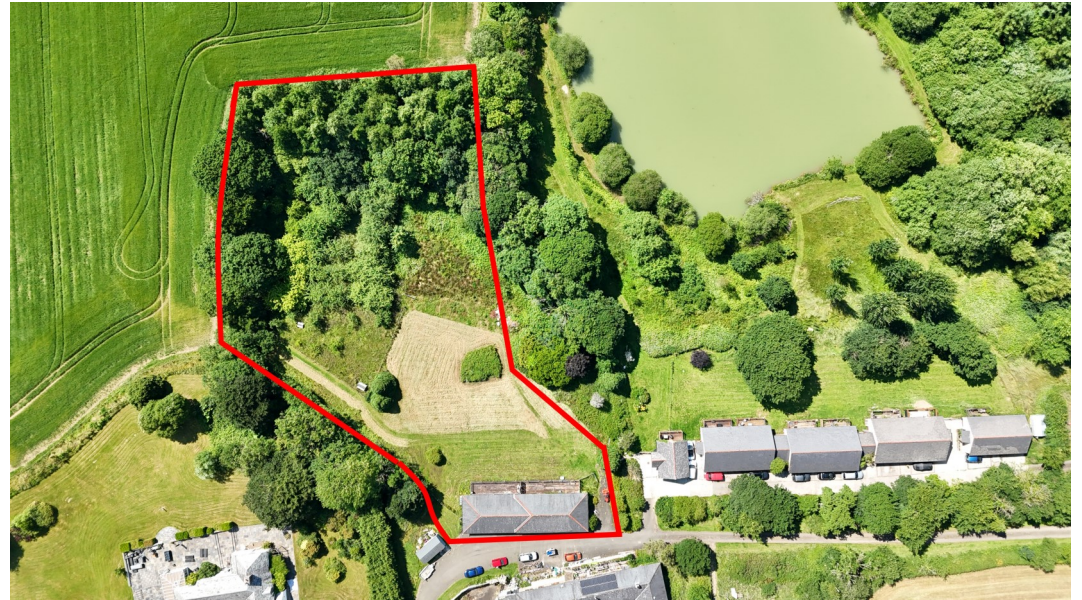
Opportunity to convert a former clubhouse and pool room into a large 4 bedroom property

Approximately 1.5 acre plot with a mixture of gardens, woodland and orchard

Mains water and electric already connected.

Planning permission has been submitted for change of use under planning ref; 1/0572/2025/FUL

Located within easy reach of the former market towns of Launceston and Holsworthy



Location

The nearby village of Ashwater, just over a mile away, is centred around its traditional green which is bordered at one end by a popular local Inn and at the other side a historic Parish Church. Amenities include a community Shop/Post Office, nearby Primary School and Village Hall.

Holsworthy has an excellent range of professional services, shops including a Waitrose supermarket, leisure amenities, schools and a weekly pannier and livestock markets. The popular seaside resort of Bude on the North Cornish coast is some 16 miles and Launceston and the A30 is some 9 miles.

Accommodation

DESCRIPTION

This property has the potential to create a fantastic 4 bedroom bungalow with garden and woodland views from the private rear decking.

PLANNING

Planning permission has been submitted under planning ref; 1/0572/2025/FUL . A copy of the permission and associated drawings can be viewed on the Torridge District Council website at torridge.gov.uk.

THE SITE

The building is single-storey traditional build with stone and wood exterior, and is set on its own. The property was originally converted to a three bedroom bungalow, before conversion to a clubhouse with swimming pool extension.

PROPOSED ACCOMMODATION

Planning has been submitted to repurpose the building into a large property with open plan living, kitchen and dining room benefitting from bi-fold doors leading to the rear decking. The 4 double bedrooms are set to one end of the property with the master bedroom boasting a spacious ensuite and patio doors to the rear. The planning submitted also allows for a study, utility room/ plant room and boot room.

DEVELOPER CHARGES

The development may be subject to a Community Infrastructure Levy, payable in respect of this site. The existing floorspace will be taken into consideration during calculation of the chargeable

amount. Buyers must satisfy themselves prior to purchase with regards to any potential charges due.

PROPOSED FLOOR PLAN

The proposed floor plans are for identification purposes only.

LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

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Outside

The gardens are predominantly laid to lawn with a mixture of mature shrubs and trees on the borders. A small orchard is situated to the side with a range of fruit bearing trees. At the base of the woodland you are afforded fantastic far reaching countryside views.

Services

Mains water and electric connected.

Tenure Freehold

 EE Rating - To be confirmed

 Council tax band - A

 Directions
What3Words - [belief.reefs.hydrant](https://www.what3words.com/)



Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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