East Barn Development Plot

STAGS

East Barn

, Westward Ho!, Devon, EX39 1AA

The Coast 400 yards. Westward Ho! (centre) 1.2 miles. Bideford Quay 3 miles.

An incredible 'lifestyle opportunity' to create a bespoke & contemporary home in a stunning, coastal location.

- Incredible Development Opportunity
- Stunning Coastal Location/Views
- Contemporary Kitchen/Dining Space
- Parking for Multiple Vehicles
- Council Tax Band 'Exempt'
- 4 Double Bedrooms (2 ensuite)
- Living Room with Balcony/Terrace
- Provision for Landscaped Gardens
- Additional Land Potentially Available
- Freehold

Guide Price £495,000

Situation

Situated approximately 400 yards from the unspoilt and picturesque, North Devon Coastline and the world famous, South West Coast Path (Salt Path), the barn/plot is situated at the western edge of Westward Ho!

A favoured destination for surfers, and watersports enthusiasts, Westward Ho! is renowned for its consistent surf and it's beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by it's unique natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The costal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m)

Description

'East Barn' has been conceived and designed in partnership with an established and award-winning architectural practice. The position of the property affords an incredible opportunity to create an exceptional, bespoke 'lifestyle' property and a truly enviable and impressive home. The finished property has been thoughtfully designed, taking advantage of some of the finest, coastal views in the South-West. The site is currently occupied by a large steel framed/timber clad building (59'9"x39'1") with level grounds and gardens surrounding the barn. The footprint/position of the proposed dwelling as been rotated by ninety degrees to that of the current barn.

The approved design promotes reverse-level living, taking advantage of the fantastic, coastal position. The Ground Floor currently includes; 4 double bedrooms (2 ensuite), family bathroom and utility room. The FIRST FLOOR includes; a contemporary kitchen/dining/living space, study, cloakroom and living room, with glazed wall of bi-fold doors opening to the balcony/terrace.

Outside, the level gardens/grounds offer a creative opportunity for the new owner. The proposed landscaping has purposefully been kept fairy minimal, with the boundaries to be formed by a Devon hedge bank for increased screening, combined with planted beds/landscaping and grassed lawns. The driveway will provide a hardstanding area and parking for multiple vehicles.

Planning Permission

Full Planning Permission has been granted by: Torridge District Council
Application Approved: Demolition of existing barns and erection of 2no. dwellings
Planning Reference: 1/0250/2026/FUL
Decision Date: 16th June 2026

Services & Additional Information

Services: Purchaser(s) will need to make their own enquiries:
Gas & Water & Electricity: It is understood that mains supplies for all are located close by.
Broadband (for postcode): 'Standard' and 'Superfast' & 'Ultrafast' are available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers (for postcode): EE - Good / o2 - Good / Three - Good / Vodafone - Variable (Ofcom). Please check with chosen provider.

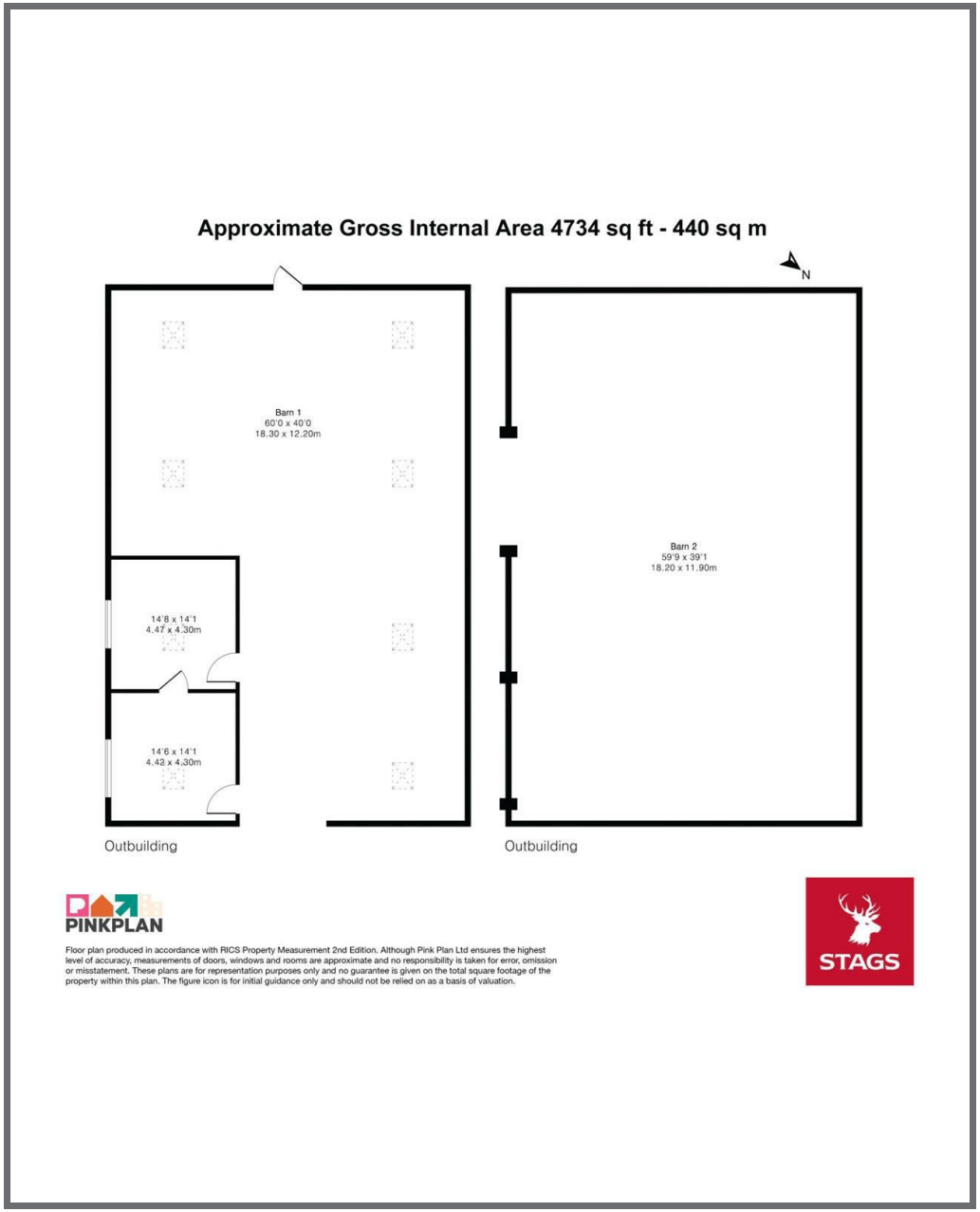
Viewings

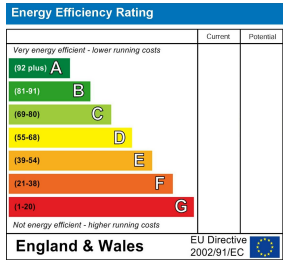
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 1AA (Not to be relied upon)
What3words: ///fault.absorbing.snowmen

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.





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