



Null Bed Land - Development

Commercial List, Building Plot at Huntshaw Cross Yarnscombe,
Barnstaple EX31 3NR

- Full Planning Permission
- Proposed Contemporary Three-Bedroom Home
- Set In Approx. 9.2 Acres
- Good Accessible Location
- Tree Lined Entrance
- Stunning Far Reaching Views

Offers In Excess Of
£300,000

Directions

Heading along the A39 turning off towards Great Torrington follow the B3232 for approximately 3 miles upon reaching a cross roads called Huntshaw Cross. Before the cross roads there is a lay-by (Just after Combe View Farm) which you may pull into and opposite there is a gate to access the land. Using the FREE mobile app What3Words - ///digesting.keep.kindness will bring you to the access gateway.

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Room list:

Overview

Externally, the design embraces a bold, minimalist aesthetic with charred timber cladding, a green roof, and slimline aluminium windows. This not only pays homage to the area’s agricultural heritage but also blends subtly into the rolling countryside. A private courtyard garden is cleverly incorporated, providing a sheltered space to relax.

A newly planned 250-metre stone track will lead to the house, offering ample parking and easy access. The surrounding land, approximately 9.2 acres in all, includes pasture, wildlife habitats and two natural ponds - an idyllic setting for those seeking peace, space and a connection with nature.

The site is superbly positioned between Barnstaple, Bideford and Torrington, offering both seclusion and convenience. Just a short drive away is the village of Yarnscombe, known for its warm community spirit, church and village hall. Nearby, Great Torrington provides shops, schools, a supermarket, Pannier Market and the popular Plough Arts Centre.

For leisure and outdoor pursuits, the Tarka Trail and Torrington Commons offer miles of walking and cycling, while Exmoor and Dartmoor National Parks can be reached within 30 minutes. The sandy beaches of Saunton, Croyde and Woolacombe are also within easy driving distance.

Services

Type your text here

Council Tax band

Exempt

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

Planning

Full planning permission was granted on 22nd August 2024 (Torrige District Council, Ref: 1/0562/2024/FUL) for the demolition of an agricultural building and construction of a three-bedroom single-storey dwelling.

Services

A new private drainage system (septic tank or treatment plant) will need to be installed. We understand that mains water and electricity is available nearby.

Additional Information

Freehold

Torrige District Council

Property sold subject to existing wayleaves, rights of way and agreements.

A boundary plan is available for identification purposes.

