



Great Knowle Farm

Pyworthy, Holsworthy, Devon, EX22 6JY



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£135,000 Guide Price

Fantastic development and investment opportunity extending to approximately 0.55 acres

Full planning permission for a substantial detached four-bedroom home and detached two-bedroom holiday cottage

Elevated position enjoying far-reaching countryside views

Desirable village location approximately 9 miles from the North Cornish coast

Location

The site occupies an attractive position within the popular rural village of Pyworthy, with its church, public house, village hall, playing field and children's playground, approximately 2 miles from the market town of Holsworthy, which offers a good range of shops, schools, healthcare facilities, leisure centre, swimming pool, gym and golf course.

The North Cornish coastline is approximately 9 miles away, renowned for its sandy beaches, dramatic scenery, coastal walks and water sports.

Okehampton, approximately 20 miles away, provides direct access to the A30, linking to Exeter, approximately 40 miles distant, with its mainline railway station, international airport and M5 motorway.





The site extends to approximately 0.55 acres (0.22 hectares) and is in receipt of full planning permission for the conversion of two existing agricultural barns to create a substantial detached four-bedroom family home together with a detached two-bedroom holiday cottage. Occupying an elevated position, the approved development will enjoy far-reaching views across the surrounding Devon countryside whilst benefiting from generous gardens, ample parking and turning areas.

The principal dwelling has been thoughtfully designed to provide spacious and contemporary accommodation centred around an impressive open-plan kitchen, dining and family room with bi-fold doors opening onto the west-facing elevation, making the most of the outstanding rural outlook. The accommodation will further comprise a separate living room, home office, utility room, four bedrooms, two en suites and a family bathroom.

The detached holiday cottage has been designed to provide well-proportioned two-bedroom accommodation incorporating an open-plan kitchen, dining and living area together with a family bathroom and private garden, offering excellent potential for holiday

letting or ancillary accommodation, subject to any necessary consents.

PLANNING PERMISSION

Full Planning Permission has been granted by Torridge District Council under planning references 1/0045/2022/FUL and 1/0046/2022/FUL for the conversion of two existing agricultural barns to create a detached four-bedroom dwelling together with a detached two-bedroom holiday cottage.

We understand from the current owners that works have been commenced, including the installation of private drainage infrastructure, thereby implementing the planning permissions. Copies of the approved planning permissions, plans and associated documents are available from the selling agents or via the Torridge District Council Planning Portal.

LAND PLAN

The site extends to approximately 0.55 acres (0.22 hectares) as shown edged red on the identification plan. The plan is for identification purposes only and is not to scale.

SERVICES

Mains electricity and water, private drainage via a waste treatment system. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom).

Please note the agents has not inspected or tested these services.

TENURE:

Freehold

WHAT.3.WORDS:

bunk.lordship.fermented

VIEWINGS

Please check availability prior to making any travel arrangements. Viewings are accompanied and strictly by appointment only.

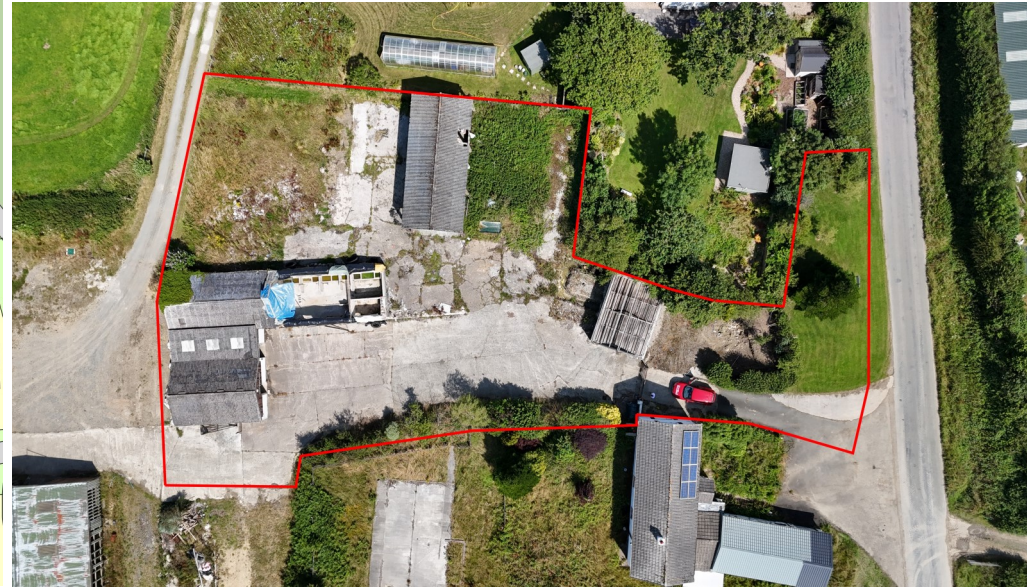
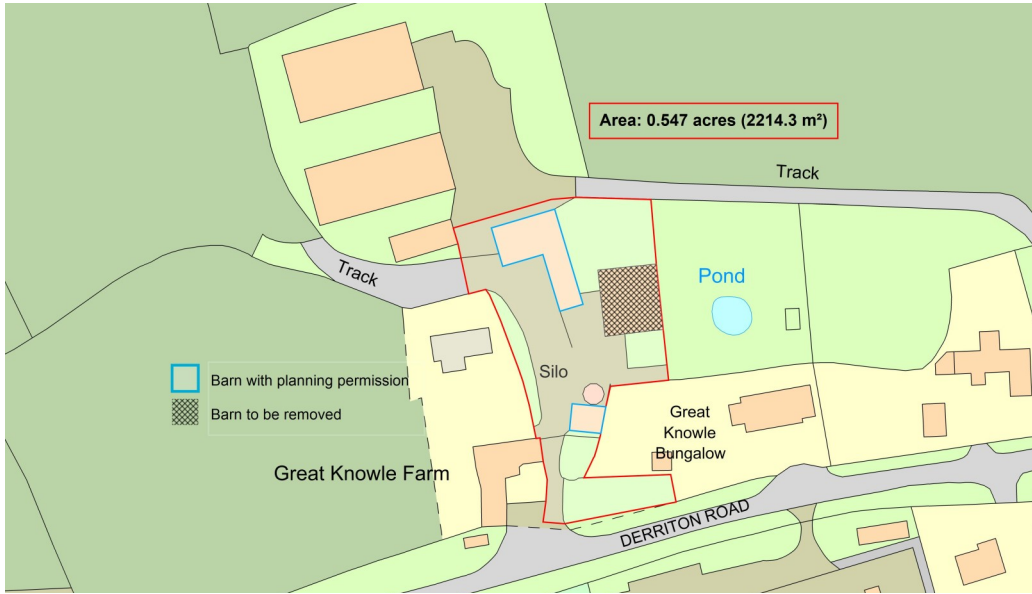
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Kivells Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA

📞 01409 253888

✉️ holsworthy@kivells.com

🌐 kivells.com

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