



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Plot 2 Adjacent To Narracott Farm  
Putford  
Holsworthy  
Devon  
EX22 7XL

**Asking Price: £175,000 Freehold**



North Elevation



South Elevation

**Changing Lifestyles**

**01409 254 238**  
**holsworthy@bopproperty.com**



# Plot 2 Adjacent To Narracott Farm, Putford, Holsworthy, Devon, EX22 7XL



- 1 OF 2 BUILDING PLOTS
- PLANNING PERMISSION GRANTED
- 4 BEDROOM
- 2 ENSUITE
- DETACHED GARARGE
- GENEROUS SIZE PLOT
- QUIET RURAL LOCATION
- CLEARED SITE
- EPC: TBC
- Council Tax Band: TBC



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## Overview

**An exciting opportunity to acquire 1 of 2 buildings plots with planning permission granted for a detached 4 bedroom, 2 ensuite, family home with a detached double garage. The plot occupies a pleasant rural setting and will benefit from extensive off road parking and a large garden.**

## Location

**Powlers Piece is a country crossroads from where there is excellent access to the locality. The major village of Bradworthy is some 4 miles and caters incredibly well for the locality with a truly outstanding range of village amenities, shops and highly acclaimed academy primary school. The picturesque port of Bideford is some 10 miles and 20 miles away is the regional centre of Barnstaple from where the North Devon link road provides good access to the M5 at Tiverton. Literally within a few minutes' walk of the property there are large areas of forestry commission woodland whilst wrapping around the southern side there is an area of totally unspoilt common ground which is actually called "Common Moor".**

**The Proposed accommodation** - The proposed plans outline, walking into a spacious entrance hallway with a downstairs toilet and a coats cupboard, a large open plan living space will house a kitchen, dining and living room area enjoying windows to three elevations, with a separate sitting room, home office and a utility room completing the ground floor. On the first floor will be 4 double bedrooms with 2 ensembles and a family bathroom.

**Outside** - The property will boast a detached garage, with a traditional garage, open fronted car port and a garden store. The plot is of a generous size and will have extensive off road parking and large gardens.

**The Plans** - Plans are available to view on the Torridge planning portal with the reference - 1/1082/2024/FUL

Demolition of rural buildings and erection of two dwellings with garden store/water purification shed and associated works in lieu of Class Q approval 1/0145/2024/AGMB (Self-build)

Please note the agricultural buildings have now been demolished leaving a clear site.

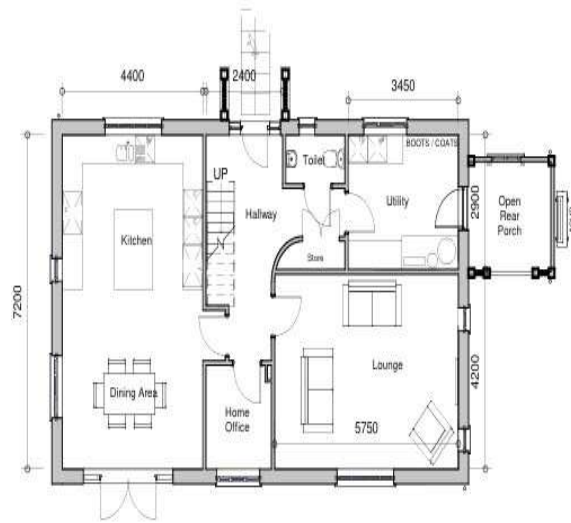
## Directions

From the centre of Holsworthy proceed on the Bude road and on the edge of town opposite the BP garage turn right signed Bradworthy. After 7 miles upon reaching Bradworthy turn right signed Bideford. Follow this road for 4 miles turning left just after Aquatech and opposite Lane End camping. Proceed down this lane for a short distance, whereupon the sites will be found on the left hand side.



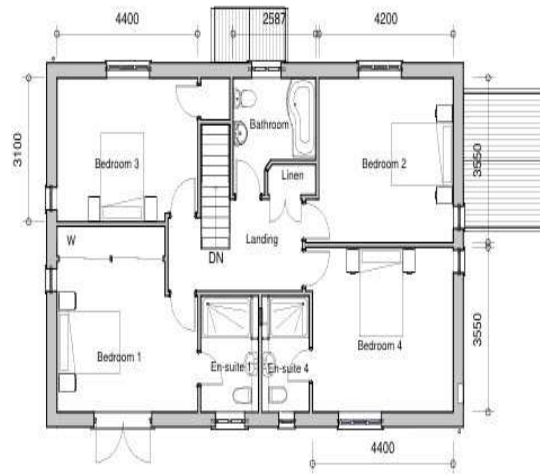
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## Proposed Floorplans



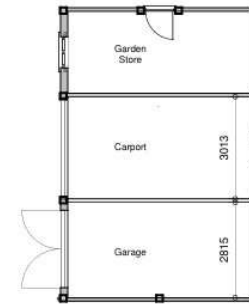
Ground Floor Plan

1:100



First Floor Plan

1:100



Ground Floor Plan

1:100

## Proposed Garage



North Elevation

1:100



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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