



Bond
Oxborough
Phillips

Changing Lifestyles

Plot 1 Adjacent to Narracott Farm
Putford
Holsworthy
Devon
EX22 7XL

Asking Price: £225,000 Freehold



South Elevation



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Plot 1 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
- APPROXIMATELY 1/2 ACRE Paddock
- 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 double garage. The plot occupies a pleasant rural setting and will benefit from extensive off road parking, a large garden and a paddock of approximately 1/2 an acre.

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. The master bedroom boasts also boasts a dressing room.

Outside - The property will boast a garage, with a traditional garage, open fronted car port and a covered store. The plot is of a generous size and will have extensive off road parking and large gardens with an adjoining paddock of approximately 1/2 an acre.

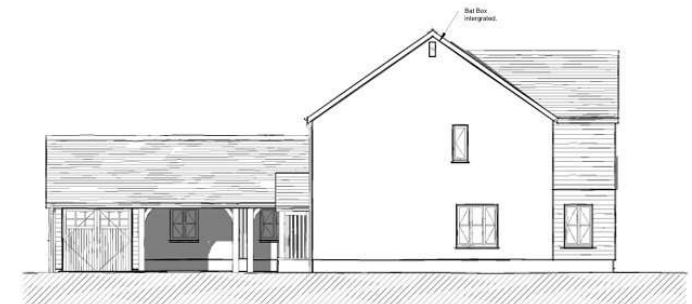
The Plans - Plans are available to view on the Torridge planning portal with the reference - 1/1082/2024/FUL

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.



West Elevation

1 : 100

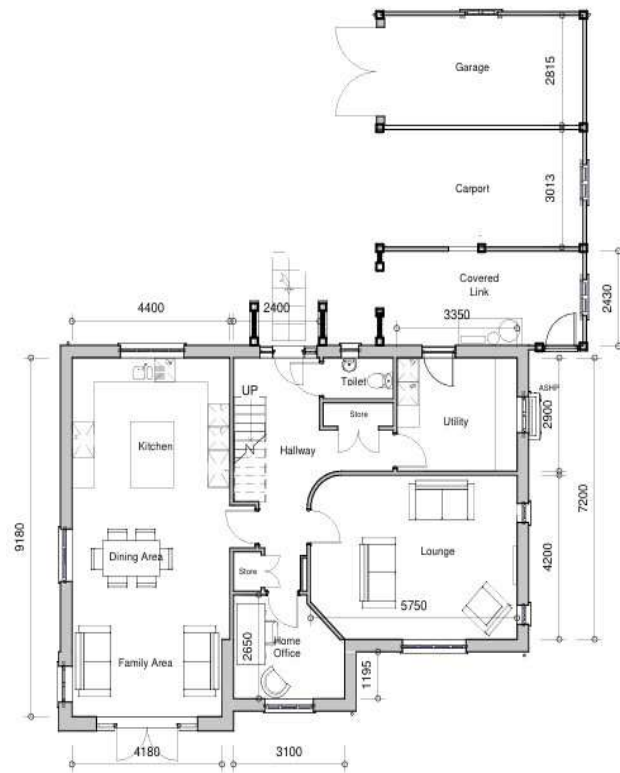


North Elevation

1 : 100

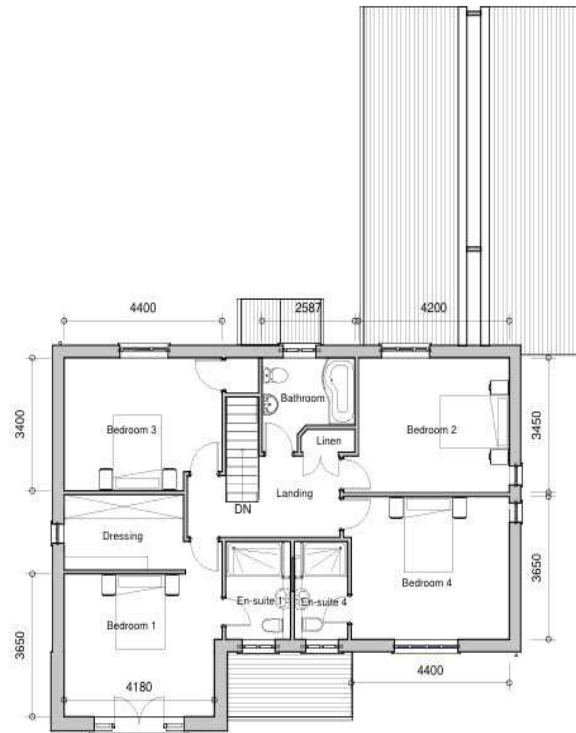
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Proposed Floorplan



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

Approximate outline of the ½ Paddock



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.

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