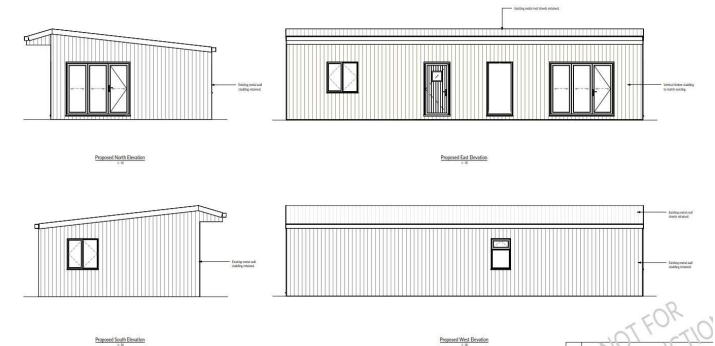


Higher Honeysuckle
Bradworthy
Holsworthy
Devon
EX22 7RD

Asking Price: £250,000
Freehold



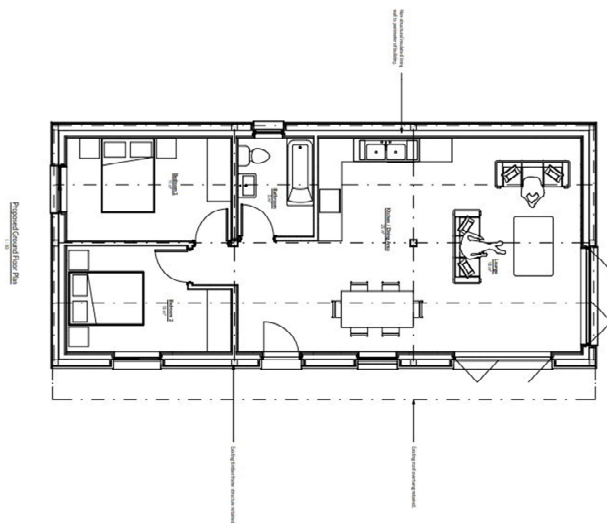
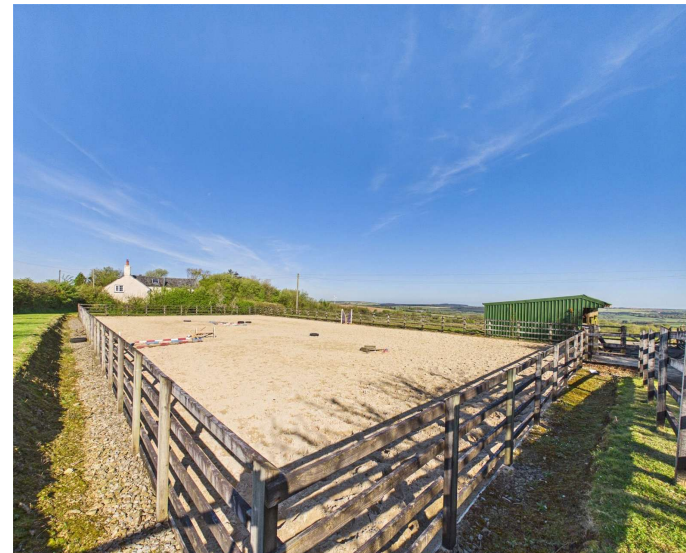
Changing Lifestyles

01288 355 066
bude@boproperty.com

Higher Honeysuckle, Bradworthy, Holsworthy, Devon, EX22 7RD



- Planning for detached, two-bedroom conversion
- 40 metre x 20 metre Sand School
- 40 metre long, private tarmac drive
- Young orchard
- Enclosed, concrete yard
- Useful, additional outbuilding
- EPC: TBC
- Council Tax Band: TBA



Changing Lifestyles

01288 355 066
bude@boproperty.com

A unique opportunity to acquire an exciting development project, benefitting from Class Q planning permission for the change of use from an agricultural building to a single residential two-bedroom dwelling, set within a peaceful and highly desirable rural location.

Occupying a generous plot extending to approximately 1 acre, the site offers a wonderful sense of space and seclusion, providing the perfect setting to create a bespoke home tailored to individual tastes and requirements.

The surrounding grounds present excellent scope for landscaped gardens, outdoor entertaining areas, or the creation of a smallholding-style lifestyle, subject to any necessary consents.

Positioned to take full advantage of its elevated setting, the plot enjoys outstanding, far-reaching views across the rolling countryside, offering a picturesque backdrop that enhances the overall appeal and tranquillity of the location. The approved Class Q consent provides a more straightforward route to development, making this an ideal proposition for self-builders, developers, or those seeking to create a countryside retreat.

The property combines the peace and privacy of rural living with accessibility to nearby villages and the North Devon and North Cornwall coastline, ensuring a balance of lifestyle and convenience.

SITUATION - Occupying an enviable setting, with unspoilt rural views, 2.5 miles from the village of Bradworthy where there is a Doctor's Surgery/Dispensary, Veterinary Practice, Post Office/Stores, Grocery Store, Primary Academy, Public House and three Garages – one with petrol sales. Holsworthy, with a Waitrose store, is some 10 miles distant, Bude with its sandy beaches is also 10 miles, Bideford is 14 miles and Barnstaple 22 miles. Some of North Devon and North Cornwall's most outstanding countryside and coastline is within easy reach, including Clovelly, Bucks Mills, Welcombe Mouth, Duckpool and Sandymouth. Okehampton with its Railway Station, together with Dartmoor and the A30 Dual Carriageway, is 25 miles.

AGENTS NOTE - Mains water and electricity has not been connected to the site but is located nearby. There is Planning approval for a private drainage treatment plant.

PLANNING - Planning permission has been permitted for the change of use of agricultural building to 1 no. dwelling house and associated building operations under Class Q under application 1/1002/2025/AGMB.

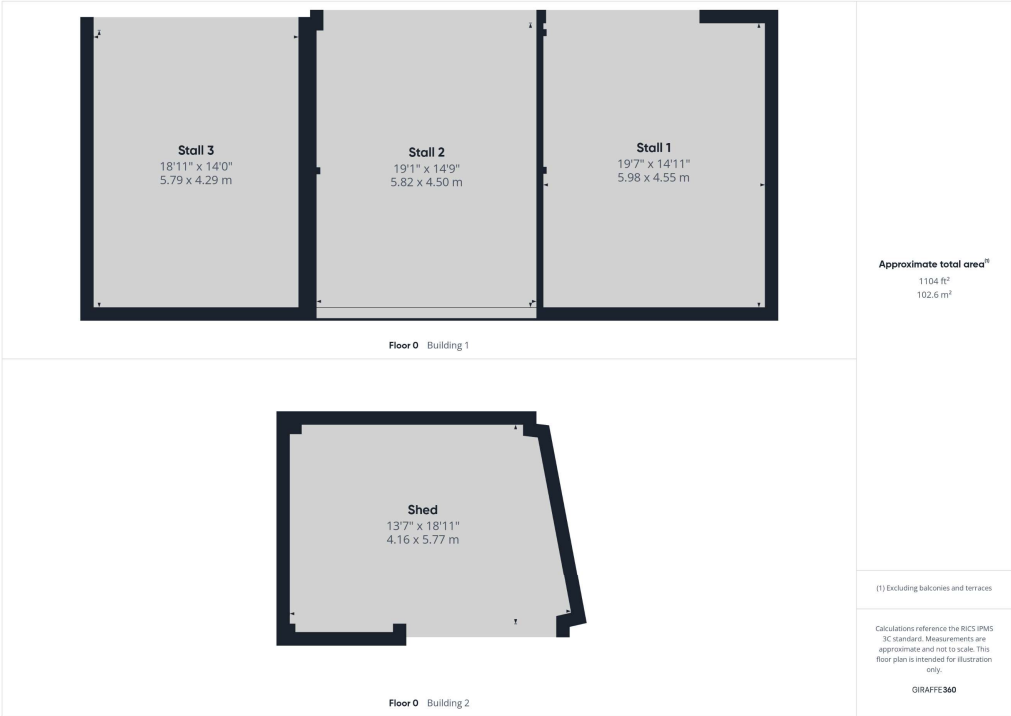
THE DWELLING - The proposed build outlines a single storey 2 bedroom detached residence offering a spacious kitchen/ dining/ living room and a family bathroom. The plot offers ample off-road parking and wrap around gardens.

BOUNDARIES - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

WHAT3WORDS - pillow.represent.negotiators

Anti-Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.





Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Directions

From Bradworthy Square, proceed North on the Hartland Road for 2.5 miles and the access to the property will be found on the right-hand side.