



Bond
Oxborough
Phillips

Changing Lifestyles

The Granary
Dunsland Cross

Guide Price: £190,000
Freehold



Changing Lifestyles

01409 254 238
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The Granary, Dunsland Cross, Brandis Corner, Holsworthy, Devon, EX22 7YH



- RENOVATION PROJECT
- FULL PLANNING PERMISSION GRANTED
- FORMER GRANARY TO SINGLE DWELLING
- GARDEN EXTENDING TO APPROX. 1/3 OF AN ACRE
- STUNNING COUNTRYSIDE VIEWS
- OFF ROAD PARKING



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A rare and exciting opportunity to acquire this former granary which is currently split into 2 flats into a single 3 double bedroom detached dwelling, benefiting from off road parking and generous garden with stunning countryside views. All viewings to be accompanied by a member of the Bond Oxborough Phillips team.

Situation

The property is conveniently accessed along the A3079 and is within some 4 miles of the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. It is only about a mile from the small hamlet of Brandis Corner with its pub, The Bickford Arms. The village of Halwill Junction is approximately 3 miles and offers a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Hairdressers etc. Bude on the North Cornish coast is some 14 miles, whilst Okehampton, the gateway to Dartmoor is some 16 miles. The Cathedral and University City of Exeter is some 36 miles.

The Granary - The former Granary was previously divided into two spacious flats (ground floor and first floor). Planning permission has been approved to change the current flats into a single 3 bedroom residential dwelling. For further information on the planning and proposed plans for this site,

please visit Torridge District Council Planning portal and quote the following reference: 1/0802/2023/FUL. The interior of the property has been stripped out, ready for building work to commence.

The Plans - Full planning permission has been granted to convert this former Granary into a single dwelling. The property in brief will comprise of: Entrance hall and cloakroom, open plan kitchen, dining and living area on the ground floor. 3 double bedrooms (1 ensuite shower room) and family bathroom on the first floor.

Outside - The property is approached via an entrance driveway providing off road parking. Generous sized level gardens of approximately 1/3 of an acre bordered by a mix of close boarded fencing and stock proof fencing to the rear taking full advantage of the breathtaking countryside and forestry views. The gardens are principally laid to lawn.

Services - Mains electricity and water. Shared private drainage

EPC Rating - EPC rating TBC.

Council Tax Banding - Council Tax Banding TBC.

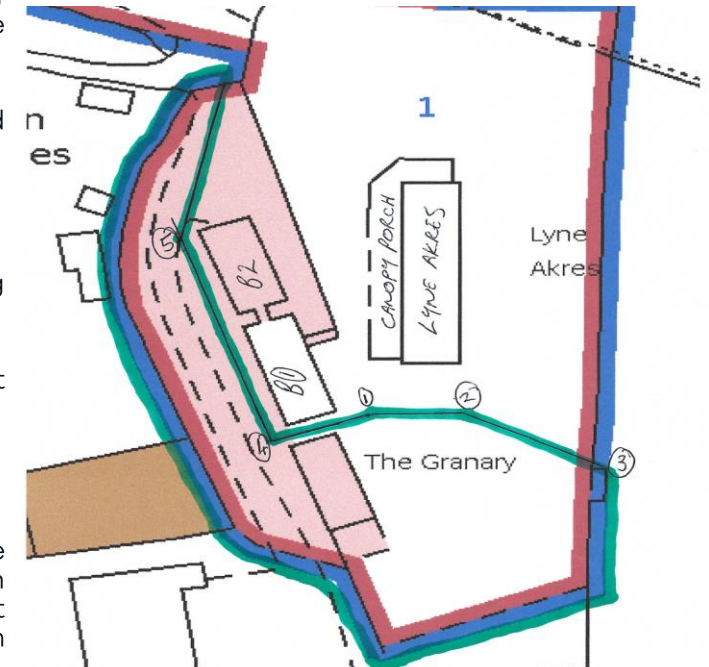
Local Planning Authority - Torridge District Council.

What3words - ///asked.cavalier.popping

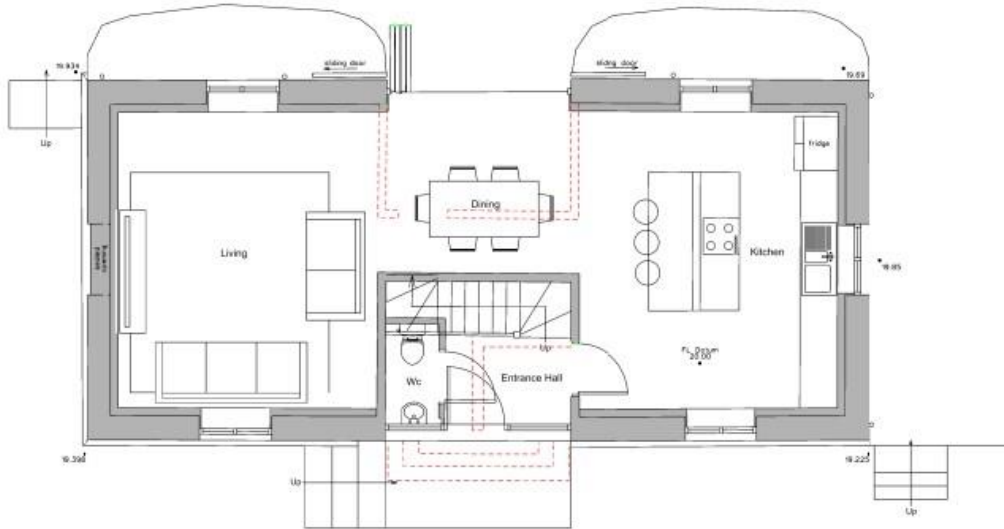
Viewing Arrangements - All viewings to be accompanied by a member of the Bond Oxborough Phillips team. To arrange your viewing, please contact us on 01409 254238 or email us on Holsworthy@bopproperty.com

Auctioneer Comments

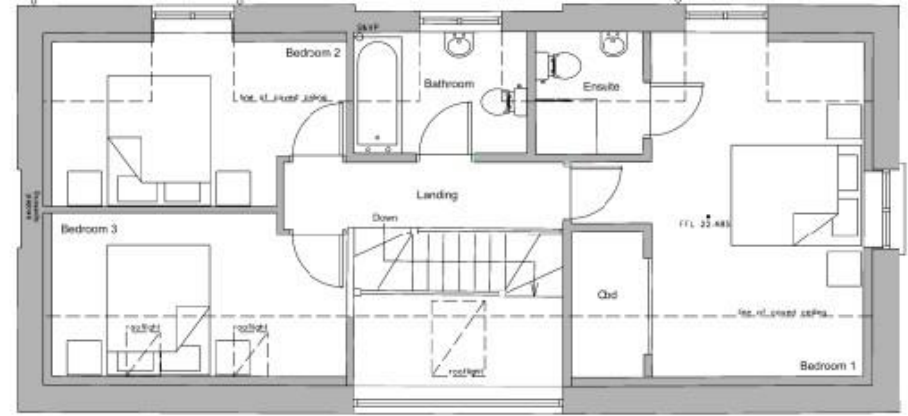
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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Ground Floor Plan



First Floor Plan

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 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.

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