



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lower North Moor  
Bradworthy  
Holsworthy  
Devon  
EX22 7RD

**Guide Price: £350,000 Freehold**



Changing Lifestyles

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## Lower North Moor, Bradworthy, Holsworthy, Devon, EX22 7RD

- UNIQUE OPPORTUNITY
- EXCITING DEVELOPMENT PROJECT
- PLANNING FOR A "MINI GRAND DESIGN" NEW HOME
- STANDS IN 4.3 ACRES
- OUTSTANDING FAR REACHING RURAL VIEWS
- NO NEAR NEIGHBOURS
- TRANQUIL RURAL SETTING



Planning permission has been granted by Torridge District Council under Planning Application Number 1/1143/2021/FUL, and the full planning approval is available to view on Torridge District Council's Planning Portal. Subsequent Planning Applications include the removal of the necessity for a reduced dig and the discharge of the planning conditions. If constructed to the approved plans, the property will feature vertical timber clad walls, feature stonework and grey zinc roofing, and will comprise upon completion a Boot Room, Triple Aspect Lounge with slide-open corner glazing and double sided woodburner, Open Plan Kitchen/Dining Room with a 3.60m island, Utility Room, Walk-In Pantry, Cloakroom, Walk-In Linen Cupboard, 2 Ground Floor En-Suite Bedrooms, Galleried First Floor Landing, En-Suite Master Bedroom with Balcony, and First Floor Study/Bedroom. The approximate floor area is 2,250 square feet. Outside, the property stands in an unspoilt pasture paddock with natural hedges, in all comprising 4.3 acres with access from the adjoining, quiet, unclassified Parish road.

### Location

Lower North Moor is situated amongst typical North Devon countryside with tall Devon banks and hedges. The site offers a high degree of privacy and seclusion, and is only 3 miles from Bradworthy which benefits from a range of village amenities including Primary School, Doctor's Surgery, Post Office, Shops, popular Pub, Garages, and Veterinary Practice. Welcombe Cross and the A39 Bude/Bideford road is 3 miles distant. The coastal resort of Bude is 13 miles, Bideford 14 miles, and Barnstaple 23 miles. Woolsery and the acclaimed "Farmers Arms" is 4 miles. Local beauty spots on the North Devon coast include Welcombe Mouth 6.5 miles, Speke's Mill 8 miles, and Hartland 7.5 miles.



**A unique opportunity to acquire an exciting development project with planning for a "mini grand design" new home in a tranquil, rural setting with no near neighbours. Standing in 4.3 acres, and enjoying outstanding, far reaching rural views.**



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## Directions

From the town centre proceed to the A39 at Stratton and continue North towards Bideford for 8.5 miles passing through Kilkhampton and at Welcombe Cross turn right towards Meddon. After 1 mile at Meddon turn right towards Bradworthy and continue for 2 miles. At Horton Cross turn left signed Bideford and after 200 yards the property will be found on right hand side with name plate on gate.

**SERVICES** Mains water and electricity has been connected to the site. There is Planning approval for a private drainage treatment plant.

**AGENTS NOTE** One of the joint owners is a partner of Bond Oxborough Phillips.

## PROPOSED FLOORPLAN (not to scale)



Lower North Moor, Bradworthy, Holsworthy, Devon, EX22 7RD

LAND PLAN (not to scale - for identification purposes only.  
Vendors' solicitors will confirm precise boundaries)



## 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.

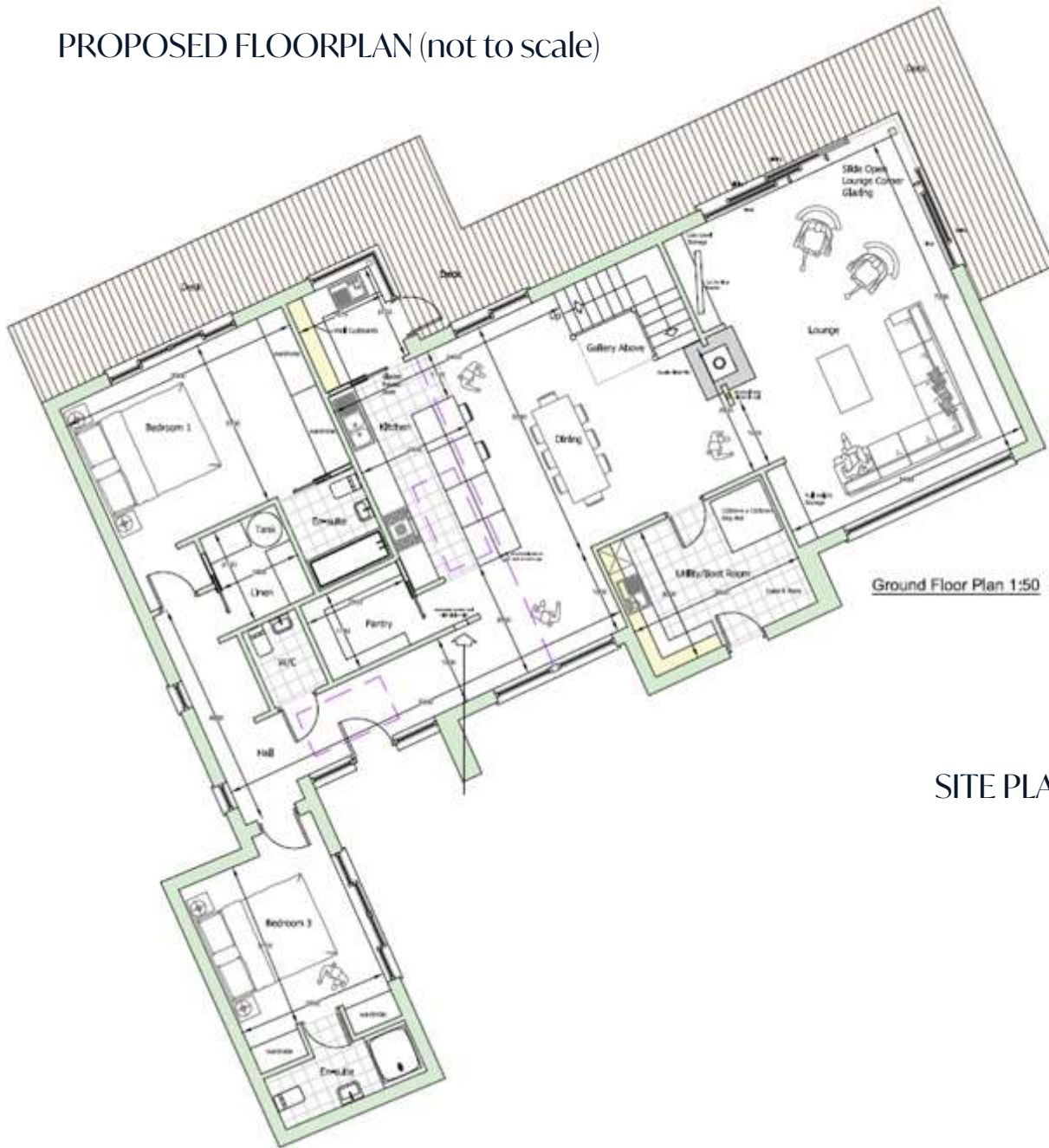
**We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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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PROPOSED FLOORPLAN (not to scale)



SITE PLAN (not to scale)





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