



Barns at Littleham





# Barns at Littleham

Littleham, Bideford, Devon, EX39 5HN

Bideford 4 miles, Westward Ho! Beach 5.5 miles, Barnstaple 13 miles

A pair of agricultural barns with planning consent in place for conversion to two residential dwellings with breath taking panoramic countryside views.

- Two detached barns
- Consent for one two story 5 bedroom dwelling and a 4 bedroom single story dwelling
- Superb countryside views
- Elevated and private site
- Gardens, parking and garages
- A great opportunity

Guide Price £600,000

## SITUATION

The location of these barns is simply brilliant, being set on a private, elevated site enjoying fantastic unspoilt countryside views and is within walking distance to the village. Littleham itself is nestled in some of North Devon's most attractive and un-spoilt countryside in a secluded yet extremely convenient position just over 4 miles away from Bideford.

Littleham has a friendly and thriving community offering a good range of amenities. The village itself benefits from a range of clubs held in the village hall, popular village pub which serves food and a Methodist and parish church. There is a good range of amenities in Bideford including banks, public houses, various shops, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The retail park Affinity, is just a short drive away and has an excellent range of well known branded shops, factory outlets including Crew, Jaeger and Clarks, The sandy beach at Westward Ho! is approximately 4 miles away and adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 12 miles away and offers all the areas main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

## DESCRIPTION

This is a superb and rare opportunity to purchase a pair of agricultural barns with planning consent in place for conversion to two residential dwellings which will both boast breath taking panoramic countryside views.





## BARN 1

The proposed accommodation is for a two-storey conversion to create one detached dwelling house which includes on the ground floor; Entrance hall, open plan lounge/kitchen/dining room, utility room, WC, 2/3 bedrooms and family bathroom. First floor; two further bedrooms both with ensembles and balcony to maximise the stunning views and an additional family bathroom.

## BARN 2

The proposed accommodation is for a single story dwelling which includes: Entrance hall, open plan Lounge/kitchen/dining room with doors leading out to the a terrace, Utility room, family bathroom, master bathroom with ensuite and 3 additional double bedrooms

Outside there is a generous sized gardens with brilliant views and space for parking.

## OUTSIDE

Both proposed dwellings will have generous sized gardens with brilliant views and space for parking. Barn 1 will benefit from a double garage

## TENURE

Freehold

## ACCESS

The access lane will be shared between the two proposed properties. The current owner will retain a residential right of way for access to the neighbouring field.

## PLANNING

Planning approval was granted by Torridge District Council on 24/05/2022 to convert to a residential dwelling.

All the planning documents including the proposed design and room layout can be viewed on Torridge District Councils website. The planning application number is 1/0070/2022/FUL

## VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: [Bideford@stags.co.uk](mailto:Bideford@stags.co.uk)

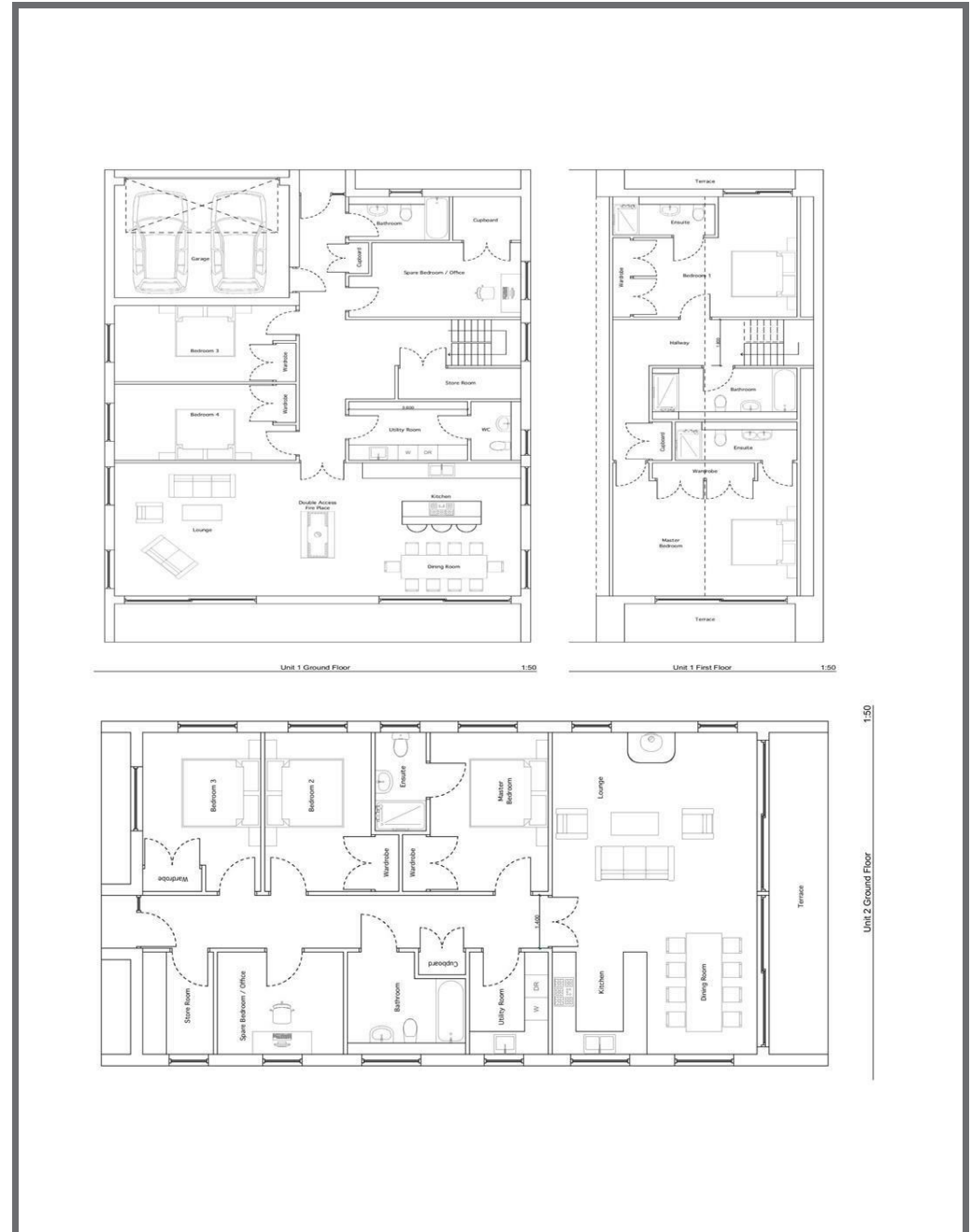
## AGENT NOTE

Each barn is being offered for sale individually or as a whole. Barn 1 guide price is £325,000. Barn 2 guide price is £275,000. As whole the guide price is £600,000.





These particulars are a guide only and should not be relied upon for any purpose.



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