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COMMS Barn in Bulkworthy



Great Torrington 9.2 miles, Holsworthy 10.1 miles, Bideford 11.5 miles

**A detached timber barn with full planning permission to convert into a 3/4 bedroom, single storey dwelling set in approximately 3 Acres.**

- Barn for conversion
- Being sold with a 2.5 acre (approx.) paddock
- Rural location
- Mature gardens
- Open rural views over undulating countryside
- Services readily available nearby

**Guide Price £199,950**



#### **SITUATION**

Bulkworthy is a small and rural hamlet nestled in beautiful countryside, with easy access to the towns of Great Torrington (9.2 miles) and Holsworthy (10.1 miles), as well as Bideford (11.5 miles) and the A39 which gives access to the stunning North Devon and Cornish coastline.

Great Torrington offers an extensive range of local amenities which include the highly regarded Plough Arts Centre, supermarkets, butchers, post office, banks and schooling for all ages. Leisure facilities in the town include a theatre/cinema, swimming pool, sports hall, golf course and parks. On the outskirts of Torrington is RHS Rosemoor. The thriving market town of Holsworthy includes a Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The port and market town of Bideford sits on the banks of the River Torridge offering a range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and five supermarkets.

The nearest sandy beach is Westward Ho! which is around 12 miles away and is renowned for its blue-flag three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, there is an excellent range of amenities including pubs, cafes, two small supermarkets and diverse range of places to eat. The South West Coast Path, which affords walks with stunning vistas of the rugged North Devon coastline is also within easy reach.

#### **DESCRIPTION**

Situated in a peaceful position amidst North Devon's gently rolling countryside, this detached timber barn presents a unique opportunity to create a substantial and

stylish rural residence. The property benefits from full planning consent for conversion into an impressive single-storey home of approximately 3,000 sq ft, offering 3/4 bedrooms and generous, light-filled living spaces.

The barn is set within grounds extending to approximately 3 acres, including a 2.5-acre paddock, making it ideal for those seeking a smallholding, equestrian use, or simply the enjoyment of additional space and privacy.

Planning permission was granted by Torridge District Council under application number 1/0528/2024/FUL, dated 9th August 2024, for the conversion of the existing timber-framed barn into a well-appointed and thoughtfully designed dwelling, orientated to take full advantage of its west-facing rural outlook.

This exciting project offers the buyer the opportunity to complete the conversion to their own exacting standards, resulting in a high-quality country home in an accessible and unspoilt rural location.

Further planning documents and drawings are available via the Torridge District Council planning portal.

The barn will benefit from having a right of way over the driveway to the left, which is owned by the neighbouring "Church Park". The owners of "Church Park" will be responsible for the driveway's maintenance.

#### **PROPERTY INFORMATION**

Mains electricity and water available nearby. Private drainage would need to be installed.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

what3words //passwords.hems.exacts



Elevation North



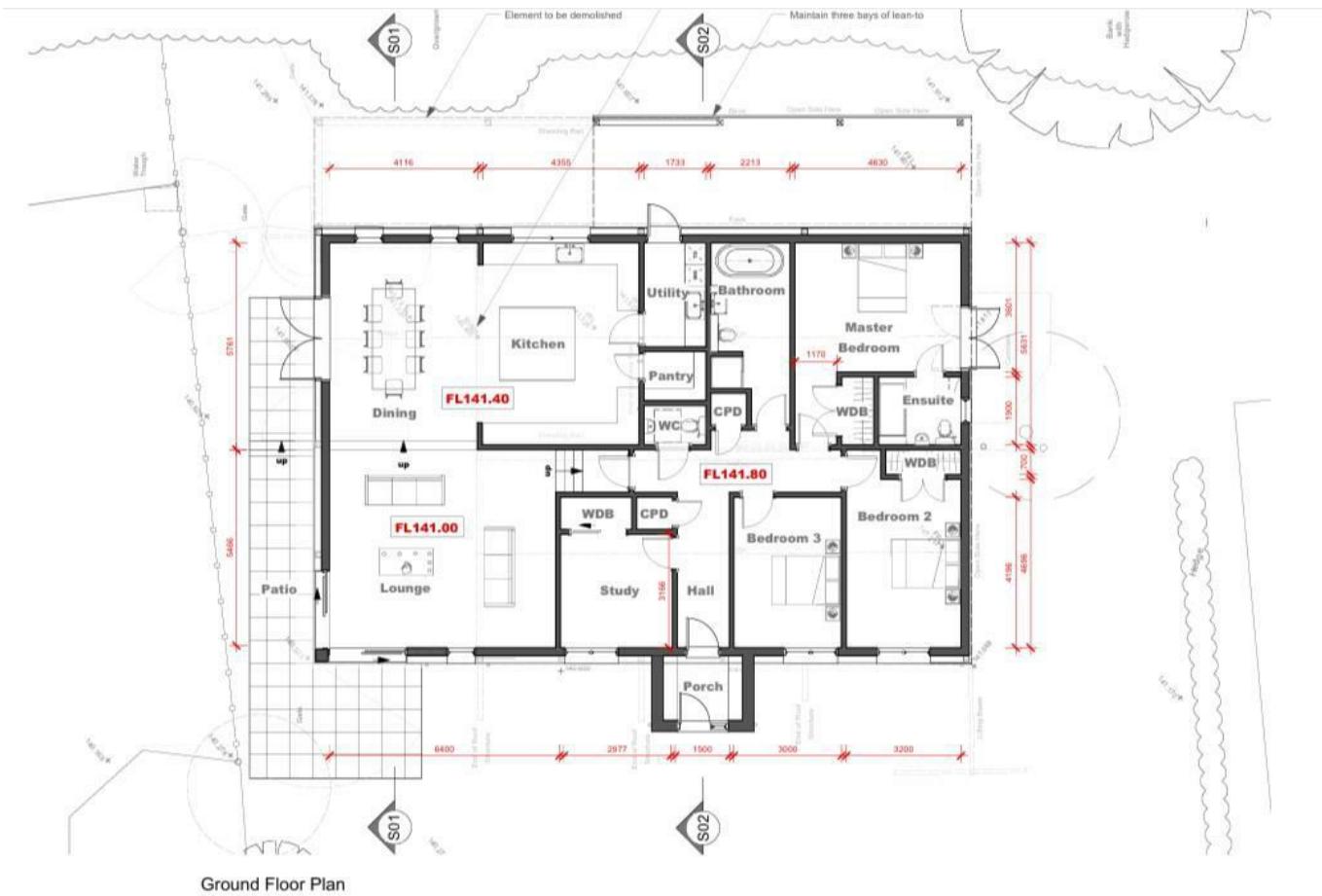
Elevation South



Elevation East



Elevation West



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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