



Barn 1 at Littleham



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

A modern agricultural barn with planning consent for its conversion to a residential dwelling, boasting breath taking panoramic countryside views.

- Detached barn
- Consent for a 5 bedroom dwelling
- Superb countryside views
- Elevated and private site
- Gardens, parking and double garage
- A great opportunity
- Village location

Guide Price £325,000

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 opportunity to purchase this modern agricultural barn with planning consent in place for its

conversion to a residential dwelling which will boast breath taking panoramic countryside views.

PROPOSED ACCOMMODATION

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 en-suites and balcony to maximise the stunning views and an additional family bathroom.

Outside there is a generous sized garden with fantastic views, space for parking and 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 over this lane for access to the neighbouring field.

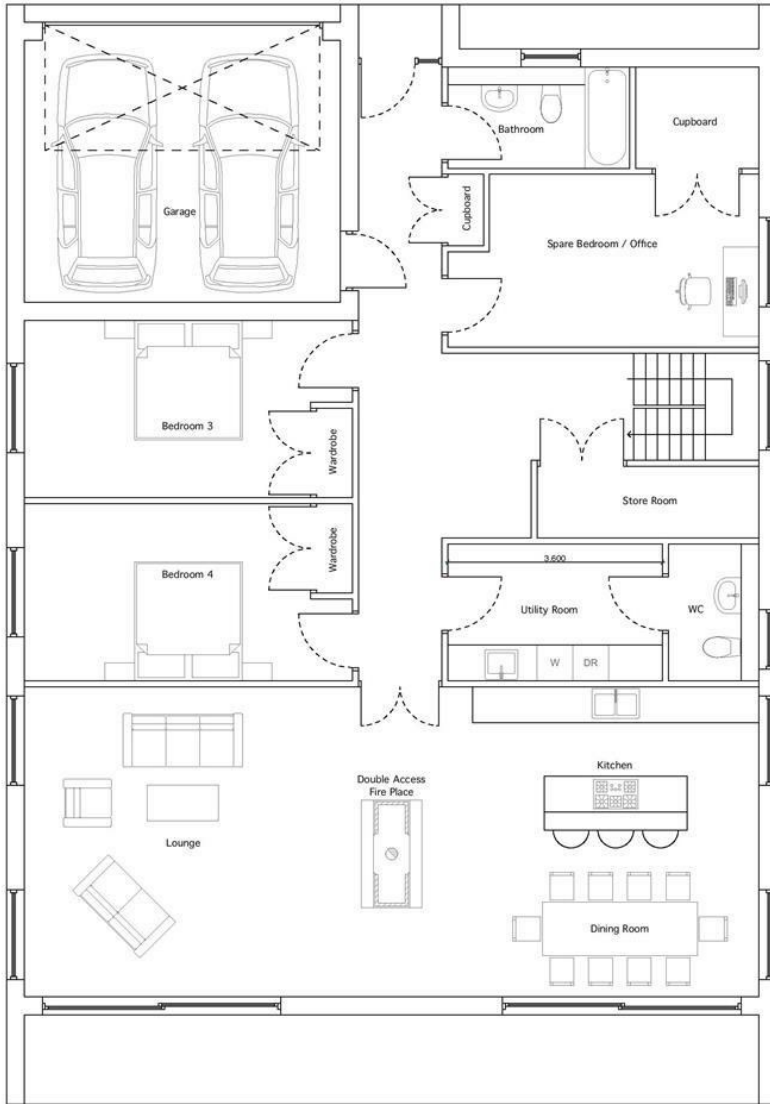
PLANNING

Planning approval was granted by Torrington 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 Torrington District Councils website. The planning application number is 1/0070/2022/FUL

VIEWING

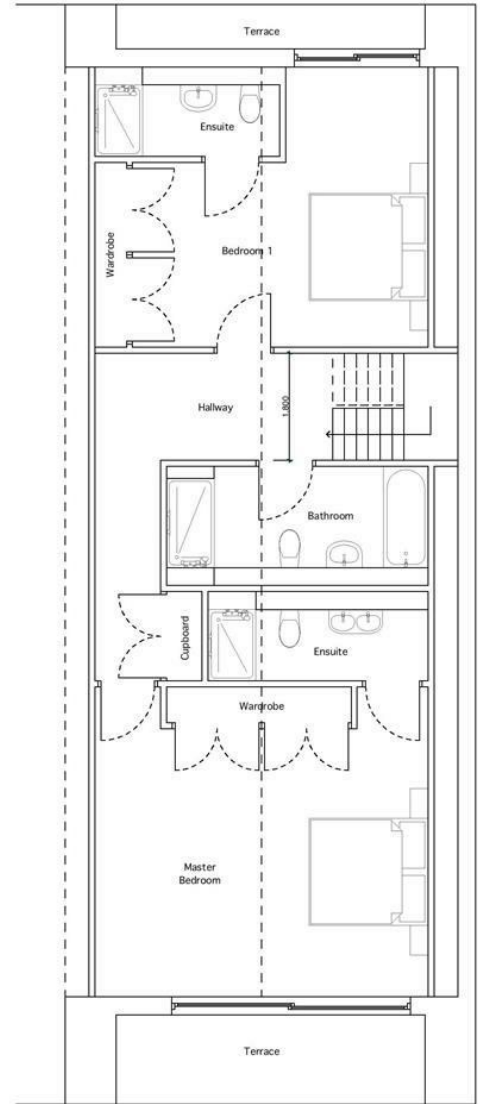
Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: Bideford@stags.co.uk





Unit 1 Ground Floor

1:50



Unit 1 First Floor

1:50

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

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