



Building Plot in Chittlehamholt



South Molton 7 miles Barnstaple 12 miles
Exeter 27 miles

A rare opportunity to acquire a large building plot in a popular village

- Detailed PP for Detached Dwelling
- Kitchen/Breakfast Room
- Open Plan Living/Dining Room
- Utility & Cloakroom
- Study
- 5 Bedrooms (1 En-Suite)
- Family Bathroom
- Fine Views over farmland to Exmoor
- Freehold

Guide Price £175,000



Situation

The building plot is set just off the centre of the very sought after village of Chittlehamholt, which has a church, village hall, community shop and well-regarded public house, The Exeter Inn. Also situated on the outskirts of the village is the renowned Highullen Hotel & Country Club with its golf course and very impressive state of the art leisure facilities.

The local towns of South Molton and Chulmleigh lie about seven miles away respectively and offer a good range of further amenities including schooling to secondary level. The larger regional centre of Barnstaple is about 13 miles and the Cathedral City of Exeter is about 28 miles to the south east.

Both Exmoor and Dartmoor National Parks as well as the renowned North Devon coastline are within easy reach by car.

Description

The site is predominantly level and currently has a gated access off the primary road that leads through the village. There is a modern, portal-framed BUILDING (43' x 28'9") alongside the road. The site opens out to the rear and has a wonderful outlook over farmland and woodland to the rear with Exmoor in the distance.

Prior approval was initially granted for the change of use of the existing agricultural building on the site to a dwelling house under Class Q(A+B) in December 2020 (Ref: 72416). A subsequent planning application for the DEMOLITION OF THE EXISTING AGRICULTURAL BUILDING TOGETHER WITH THE ERECTION OF A DWELLING ALONG WITH FORMATION OF A NEW ACCESS AND ASSOCIATED WORKS was approved on 11th October 2021 by North Devon Council (Ref: 73279).

The approved plans allow for the siting of a new dwelling further into the site and away

from the road. Plans for the spacious new dwelling (199 sqm / 2142 sqft) provide for a HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, UTILITY, OPEN-PLAN LIVING/DINING ROOM and a STUDY on the ground floor with FIVE BEDROOMS (MASTER EN-SUITE) and a FAMILY BATHROOM on the first floor.

Provision has been made for the creation of a new access and parking to the front.

In total the plot amounts to ABOUT A QUARTER OF AN ACRE.

Full plans and associated documents are available for inspection on the North Devon Council Planning Portal at planning.northdevon.gov.uk

Services

Mains water, mains electricity and mains drainage are all in close proximity to the site. It is up to the purchaser(s) to satisfy themselves of the availability of any services and the connection costs thereto.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton proceed south out of the town on the B3226 and stay on this road for approximately 4½ miles taking the right turn signposted to Chittlehamholt. Proceed up the hill and at the 'T' junction, turn left. Drive into the heart of the village where the site will be found on the left. What3words Ref: directors.span.feeds



Approved Elevations



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

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